



St Dunstons Close
Monks Risborough

TIM RUSS
& COMPANY



St Dunstons Close Monks Risborough Bucks, HP27 9BN

A wonderfully presented three bedroom detached home in the popular village of Monks Risborough.

£775,000



The Property A beautifully presented three double bedroom detached family home situated on this small modern development, situated close to St Dunstons park and the Monks Risborough train station. The property offers bright welcoming rooms with a delightful south west facing garden and detached garage.

To the ground floor there is an open porch leading to a hallway with understairs storage, triple aspect sitting room with French doors to the garden, dual aspect dining room, downstairs WC, and triple aspect kitchen/breakfast room. The kitchen is well fitted with Shaker style units and integrated fridge/freezer, tiled flooring and door through to utility room which has access to the garden.

To the first floor is a landing with window, access to the airing cupboard and loft access, the dual aspect master bedroom is a lovely room with a glass fronted built in triple wardrobe and access to the en-suite shower room, second bedroom with built in wardrobe, bedroom three and the family bathroom.

Outside The rear garden offers a South Easterly aspect being well cared for and offering a good level of seclusion. The garden has a block paved patio leading to a large area of lawn with floral and herbaceous borders.

Enclosed with walling and fencing, courtesy door to garage and gate to the driveway.

The front of the property is open with lawn to either side, the gated driveway runs to the side of the house suitable for several cars accessing the detached garage with power and light.

Location The village of Monks Risborough offers St Dunstan's park and Church (the oldest recorded parish in England). Looking up towards the Whiteleaf Cross which is a National Trust historical landmark, the area offers some superb walks and views across the Chiltern countryside. The property is located in the heart of the village and offers a good primary school, plus a halt train service to London Marylebone. There is a small parade in the Village with Newsagents.

Approximately one mile from the market town of Princes Risborough, which offers a good range of shops for day-to-day needs with a Tesco supermarket and Marks and Spencer Foodhall. Within the town there is a public library, doctor and dental surgeries, veterinary surgery and a range of coffee shops.

For the commuter communications are excellent with a mainline railway station at both Princes Risborough providing direct access to London, Marylebone is approximately 45 minutes.

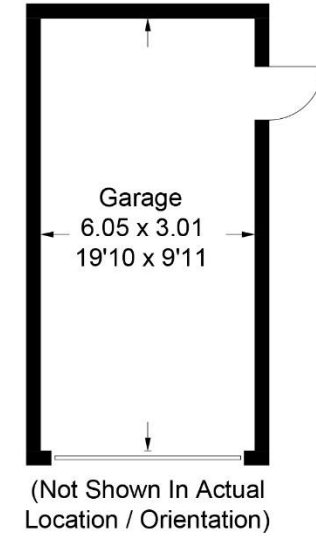
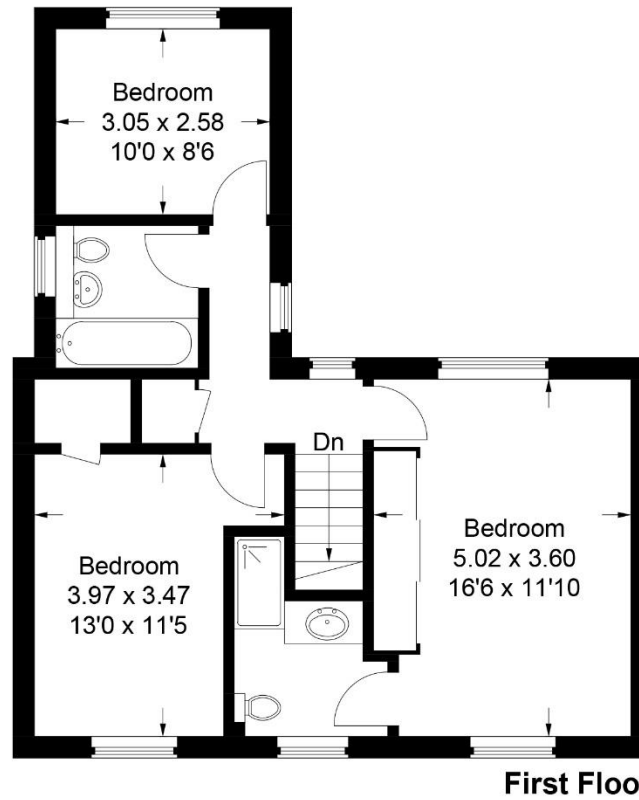
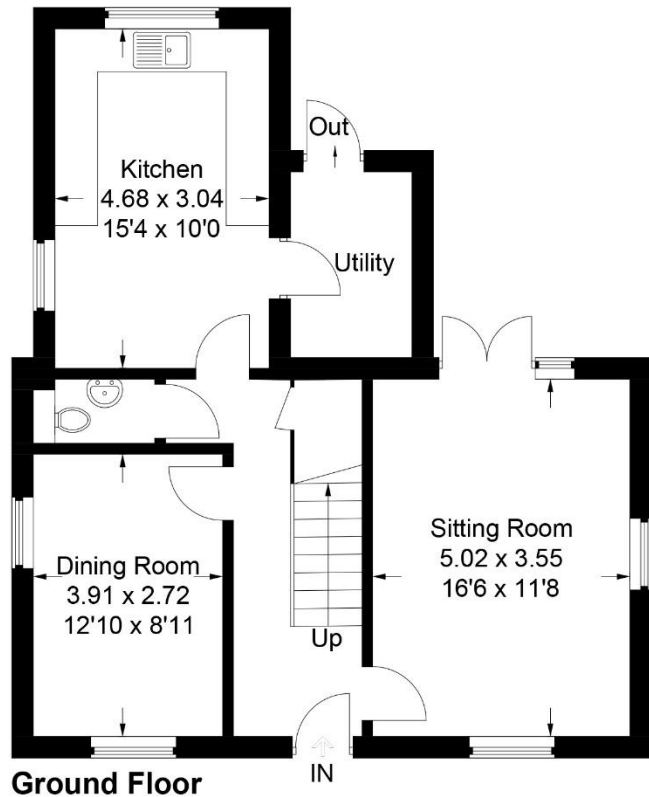
The M40 motorway provides fast access to the M25 and national motorway network. Sporting facilities in the area include golf clubs, many pleasant walks and bridle ways. There is a fitness centre and swimming pool within Princes Risborough town centre

Tenure Freehold

Council tax band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Approximate Gross Internal Area
 Ground Floor = 62.7 sq m / 675 sq ft
 First Floor = 56.8 sq m / 611 sq ft
 Garage = 18.1 sq m / 195 sq ft
 Total = 137.6 sq m / 1481 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 © CJ Property Marketing Ltd Produced for Tim Russ & Company



1 High Street, Princes Risborough, Bucks, HP27 0AE
 T: **01844 275522**
 E: p.risborough@timruss.co.uk
 www.timruss.co.uk

Tim Russ & Company for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (1) The particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Tim Russ & Company has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewing the same or any liability in respect of abortive journeys. Terms quoted are subject to contract. Floor Plan copyright of Tim Russ & Company.