



Aylesbury Road
Monks Risborough

TIM RUSS
& COMPANY



Aylesbury Road
Monks Risborough
Buckinghamshire HP27 0JT

A spacious four/five bedroom detached family home offering versatile accommodation, situated in a convenient location for access to the town centre.

Guide Price £800,000



The Property A very well presented four /five bedroom detached family home that offers versatile accommodation to include the option of an annexe if required, situated in a convenient location for easy access to the town centre and its amenities.

The accommodation to the ground floor comprises a hallway with storage, cloakroom, large sitting room, separate dining room leading onto a pleasant garden room, well fitted kitchen with breakfast bar overlooking the garden, utility room, study/bedroom 5 with door to a store room housing the gas boiler. The double garage has been altered to create a downstairs double bedroom with built in wardrobes and a spacious en-suite shower room.

To the first floor from the landing the master bedroom offers a walk in wardrobe and en-suite shower room, there are two further double bedrooms both with built in storage. Accessed from one of the bedrooms is a unique glazed studio room with a pleasing view over the garden. There is also a family shower room from the landing.



Outside The rear garden is private and well established with a paved terrace leading onto a covered pergola creating a lovely seating area, there are steps that lead down to lawn with a paved pathway leading to a workshop/summerhouse with electricity and water connected. There are floral borders with raised planters interspersed and gated access to the side of the house. The garden is enclosed with a mixture of fencing and hedging.

To the front of the property there is parking for numerous vehicles with a well established floral herbaceous border, the house is set back from the road behind a fence and low hedging

Location Monks Risborough is 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. There is a further newsagent and shopping parade in Monks Risborough with St Dunstons Park located within a short walk.



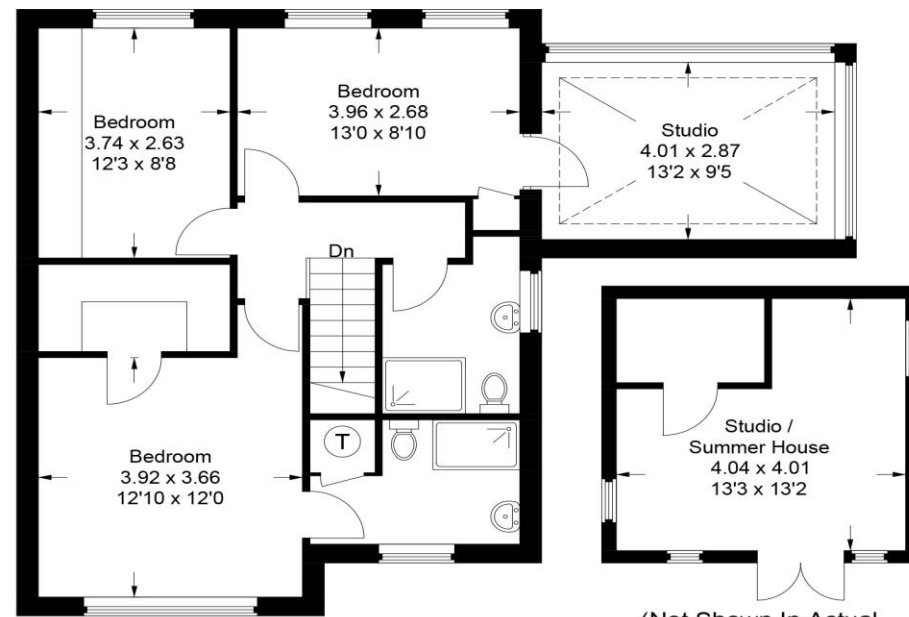
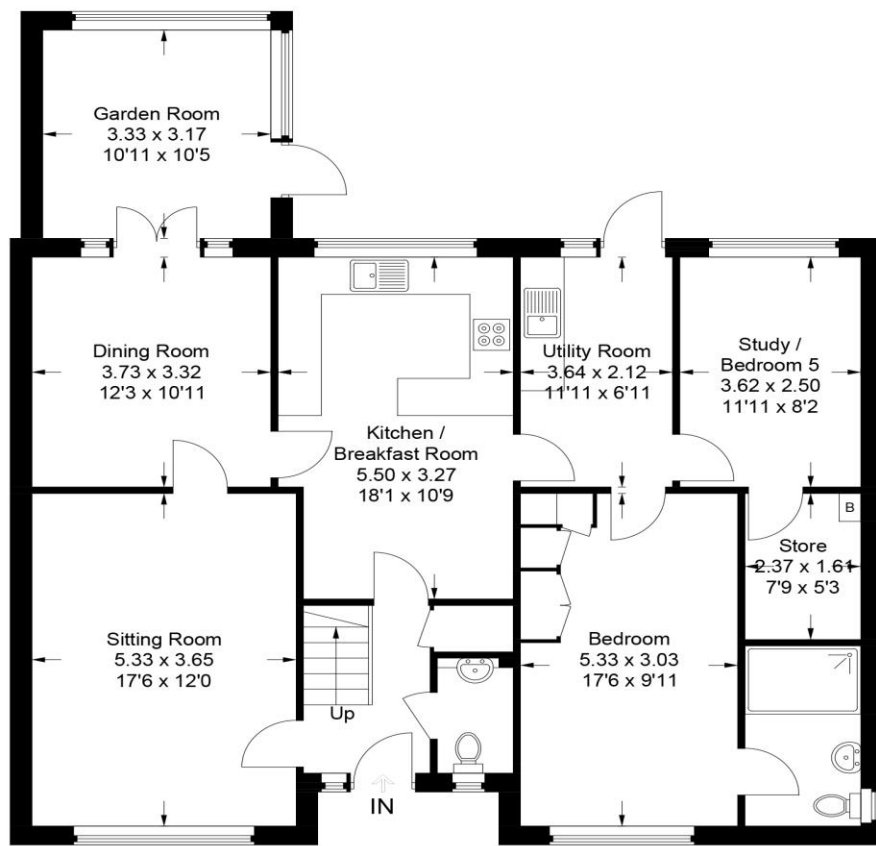
For the commuter communications are excellent with a mainline railway station at both Monks Risborough and Princes Risborough providing direct access to London, Marylebone is approximately 45 minutes. The M40 motorway provides fast access to the M25 and national motorway network. Sporting facilities 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.

Viewings Strictly by appointment only.

Tenure: Freehold
Council Tax: Band G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





(Not Shown In Actual Location / Orientation)

Ground Floor

First Floor

Aylesbury Road

Approximate Gross Internal Area = 200.2 sq m / 2,154 sq ft

Ground Floor = 114.0 sq m / 1,224 sq ft

First Floor = 70.0 sq m / 756 sq ft

Studio / Summer House = 16.2 sq m / 174 sq ft

Total = 200.2 sq m / 2,154 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.

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