



Langdale Crowbrook Road, Monks Risborough - HP27 9LP

Guide Price £845,000

 **TIM RUSS**
& Company



- Four Double Bedrooms
- Three Reception Rooms
- Conservatory
- Kitchen/Breakfast Room
- Utility Room and Cloakroom
- Ensuite and Family Bathroom
- Close to Monks Risborough Station
- Twin Approach Driveway and Garage
- Secluded Rear Garden
- Scope to Extend STP

Monks Risborough is a village, 1 mile from Princes Risborough at the foot of the Chiltern Hills. The church hosts craft, lunch and walking clubs; the scout hut is also used for fitness, baby, toddler and pre-school groups. Monks Risborough also has a railway station with services to London Marylebone and there is a Primary School (Ofsted rated Good) and the property is in catchment for Aylesbury's grammar schools.



A superbly maintained and impressively spacious four double bedroom detached home, ideally positioned close to Monks Risborough Station.

Presented in excellent decorative order throughout, this light-filled property offers a generous and well-designed layout, perfect for modern family living. With three versatile reception rooms in addition to a large conservatory, well equipped kitchen/breakfast room, separate utility room, and a convenient cloakroom, the home combines functionality with a real sense of comfort and space.

Upstairs, the principal bedroom benefits from an ensuite, alongside a well-appointed family bathroom — offering flexibility for families or guests.

The beautifully kept rear garden provides a wonderful retreat, while the property also offers scope for extension (subject to the necessary permissions). A large carriage driveway and garage provide ample parking and storage.

This is a fantastic opportunity to secure a spacious, move-in-ready home in a desirable location with excellent transport links and local amenities nearby.

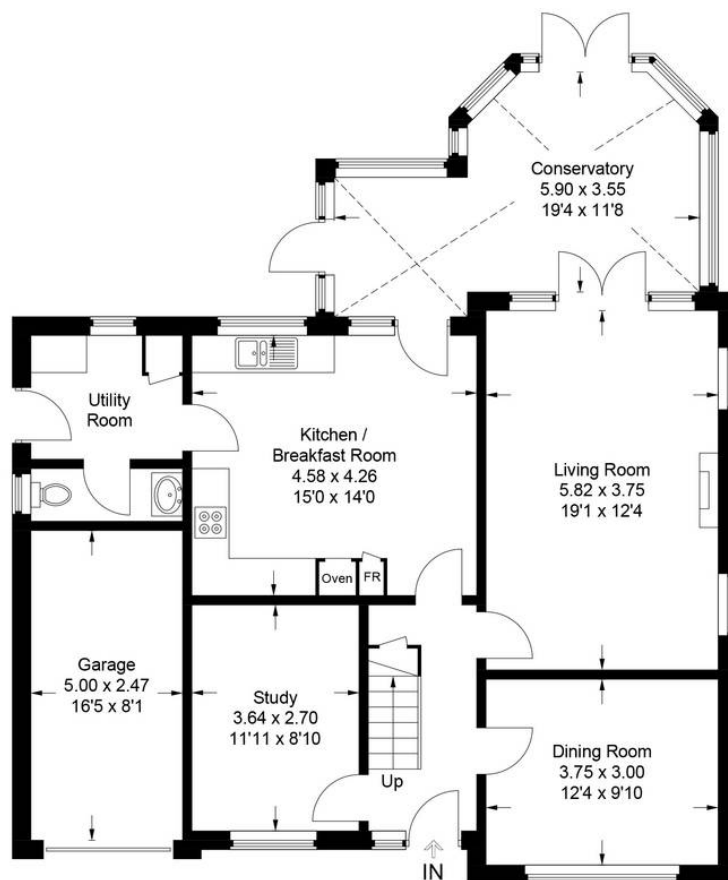
Council Tax band: D

Tenure: Freehold

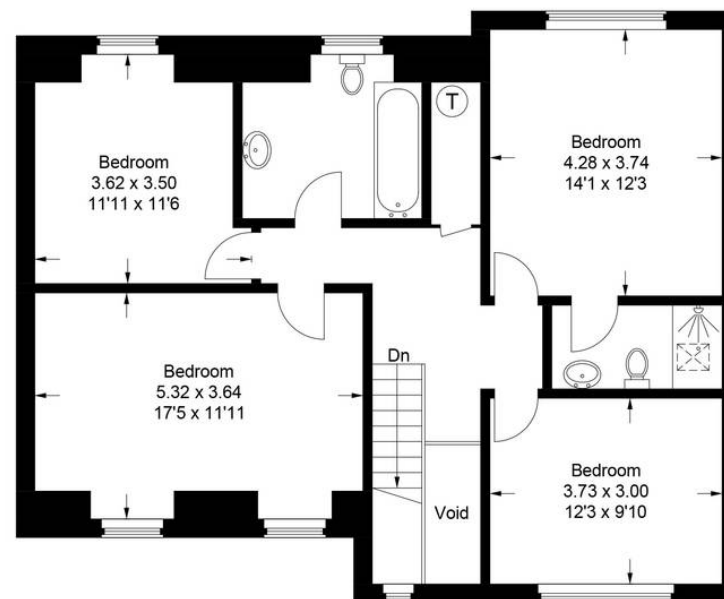
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 99.3 sq m / 1,069 sq ft
 First Floor = 88.1 sq m / 948 sq ft
 Garage = 12.2 sq m / 131 sq ft
 Total = 199.6 sq m / 2,148 sq ft
 (Excluding Void)

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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