



12 Dovecote Close

| Princes Risborough | Bucks | HP27 9JU



**Williams**  
PROPERTIES

# 12 Dovecote Close

| Princes Risborough | Bucks | HP27 9JU

Williams Properties are pleased to welcome to the market this well presented three bedroom detached bungalow situated in this well-settled, quiet road in Monks Risborough, just a walk to the town centre. Accommodation consists of three bedrooms, master en-suite, a fitted kitchen/breakfast room open plan to living areas, with the added benefit of a large conservatory and a spacious modern shower room. Outside offers a mature generous garden, double garage and off road parking. Viewing is highly recommended.

Offers in excess of £595,000

## Location

Princes Risborough is a very attractive small market town with plenty to offer. There is a Post Office, a Leisure Centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury, and Oxford all within easy reach.

## Local Authority

Buckinghamshire Council

## Council Tax

Band E

## Services

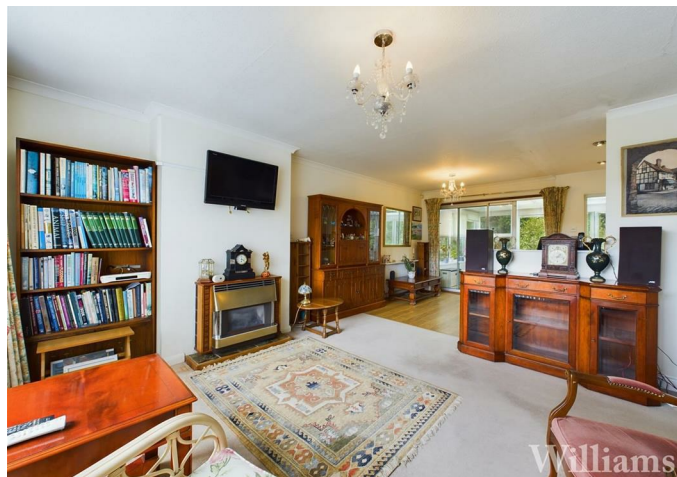
All main services available

## Entrance Porch

Double glazed sliding door leading to entrance hall with ceiling light. Space for coats and shoes.

## Hallway

Door leading from the porch into hallway with wood effect flooring and doors leading to all rooms. Featuring ceiling lights, wall mounted radiator, storage cupboard and a loft access.





- Cul-de-sac Position
- Separate En-suite WC
- Modern Open Plan Living Space
- Double Width Garage With Ample Driveway Parking
- Walking Distance To Mainline Station
- Three Bedroom Detached Bungalow
- Large Shower Room
- Large Conservatory
- Mature Wrap-around Rear Garden
- London Marylebone Approx. 55 Mins Station

**Kitchen/breakfast room**

The Kitchen consists of a range of wall and floor mounted units featuring under cabinet down lights, spot lights to the ceiling, inset double oven. Work surfaces housing gas hob with extractor over, single sink unit with drainer and mixer tap. Integrated fridge/freezer. wooden laminate flooring, a wall mounted radiator, inbuilt storage cupboard/larder and breakfast bar. Double glazed window to rear and double glazed patio doors leading to the conservatory.

**Living/dining area**

The open plan living/dining room features a gas fireplace and window to front aspect. Carpet laid to the floor, ceiling lighting, and patio doors leading to conservatory. Two wall mounted radiators and door to hallway.

**Conservatory**

A brick based conservatory with surrounding windows and patio doors leading to rear garden. Features include a large skylight roof windows incorporating blinds and space for dining room table and conservatory furniture. Wall mounted lighting

**Master Bedroom**

This bedroom features a double glazed window facing rear aspect, carpet laid to the floor, ceiling lighting and a wall mounted radiator. There is space for a double bed, incorporating in-built storage to sides and over the headboard and a further inbuilt headboard and other bedroom furniture. Door leading to washroom.

**Washroom**

Comprising of a low level WC, hand wash basin with built in storage cupboards, frosted window, and a heated towel rail.



A large 3 double bedroom detached bungalow situated in a village cul-de-sac location, surrounded by bucolic countryside. Offering a double width garage with parking for several cars a large wrap-around garden for entertaining. There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Monks Risborough station offers an excellent mainline rail service into London Marylebone in around 55 minutes.



**Bedroom 2**

A double room with a wall mounted radiator and window to rear aspect.

**Bedroom 3**

A single room with a wall mounted radiator, a window to front access and two built-in single wardrobes.

**Front**

Featuring a lawned area with shrubs and a double width driveway leading to a double width garage.

**Garage and parking**

A double width garage with electric up-and-over door, space for 2 vehicles in-front.

**Rear garden**

An enclosed rear garden with patio areas and raised vegetable/flower beds, a lawned area with mature trees and shrubs with a stream running along the rear perimeter.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	84
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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**Approximate total area<sup>(1)</sup>**  
1312.23 ft<sup>2</sup>  
121.91 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.