



Mandarin Bay Mill Lane, Monks Risborough - HP27 9LG

Offers Over £800,000

**TIM RUSS**  
& Company





- Four Bedrooms
- Four Receptions
- Two Bathrooms
- Beautifully appointed Kitchen & Bathrooms
- Detached Double Garage + additional single garage
- Secure Off Road Parking Behind Electric Gate
- No Upper Chain
- Walking Distance To Monks Risborough Train-Hault





A beautifully presented four bedroom detached family home constructed by the award winning Croudace Homes Group and finished to an exceptional standard throughout. This delightful property offers generous and versatile living space, perfectly suited to modern family life. Positioned on the outskirts of the highly sought after village of Monks Risborough, the home is ideally located for the local park, Monks Risborough Primary School and is within easy walking distance of the train halt, providing a direct rush hour service via Chiltern Railways to London Marylebone. The accommodation comprises four well proportioned bedrooms, two bathrooms including an en suite, four reception rooms, a spacious kitchen breakfast room, together with a separate utility room and cloakroom. To the front, electric gates lead to a substantial driveway offering ample off road parking and access to a detached double garage. This impressive home is offered to the market with the added benefit of no upper chain.

**Council Tax band: G**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: C**







**Ground Floor**

### Mandarin Bay

Approximate Gross Internal Area  
 Ground Floor = 102.4 sq m / 1,102 sq ft  
 First Floor = 79.7 sq m / 858 sq ft  
 Garage = 36.7 sq m / 395 sq ft  
 Total = 218.8 sq m / 2,355 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.

## Tim Russ and Company

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