



35 Place Farm Way, Monks Risborough - HP27 9JJ

Guide Price £625,000

 **TIM RUSS**  
& Company



- Detached family home
- Four bedrooms two bath or shower rooms
- Two receptions rooms, log burning stove
- Scope to create a kitchen/dining room
- Driveway parking & garage
- Walking distance of shops and schools
- Private rear garden with timber store
- Excellent transport links

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.



Situated on a residential road in Monks Risborough, this four-bedroom detached house provides accommodation arranged over two floors.

The ground floor comprises an entrance porch leading into a hallway, a cloakroom, two reception rooms including one fitted with a log-burning stove and a modern fitted kitchen. The layout offers scope to reconfigure or combine the kitchen with one of the reception rooms to create a larger open-plan kitchen/dining room, subject to the necessary consents and any required structural alterations.

Upstairs are four bedrooms, served by a modern family bathroom and a separate modern shower room.

The property benefits from updated windows and external doors, together with roof enhancements carried out during the current ownership.

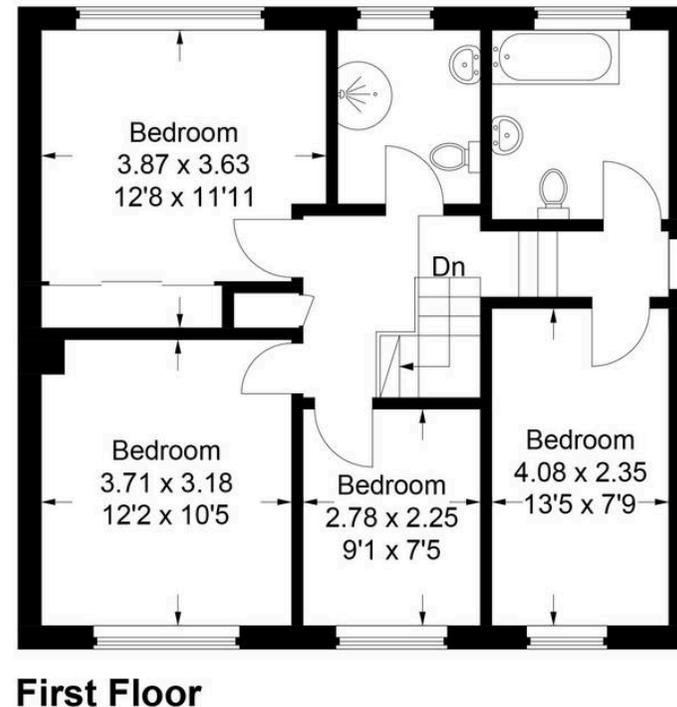
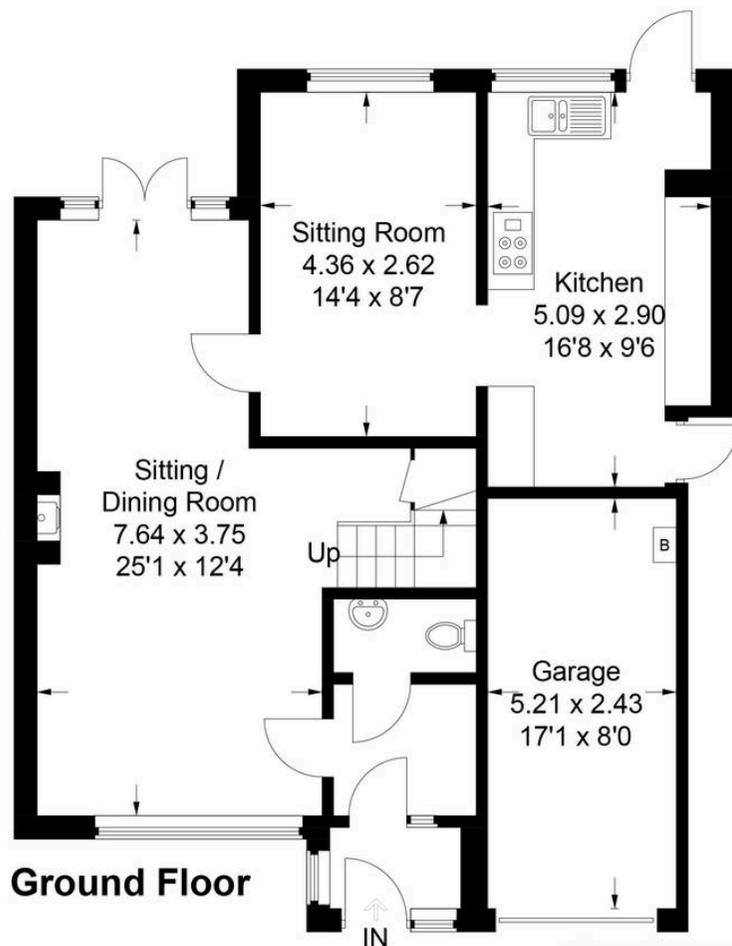
Outside, there is a driveway providing off-street parking for up to four vehicles and access to a garage. The rear garden is laid mainly to lawn with a patio area and a timber store.

The house is located within reach of local shops, schools, and Monks Risborough railway station, which provides direct rail services to London Marylebone station.

Council Tax band: F

Tenure: Freehold





Approximate Gross Internal Area  
 Ground Floor = 66.0 sq m / 710 sq ft  
 First Floor = 62.7 sq m / 675 sq ft  
 Garage = 13.0 sq m / 140 sq ft  
 Total = 141.7 sq m / 1,525 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



# Tim Russ and Company

Tim Russ Ltd, 1 High Street - HP27 0AE

01844 275522 • p.risborough@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes. Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them. For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.