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St Dunstons Close  
Monks Risborough



# St Dunstons Close Monks Risborough Princes Risborough Buckinghamshire HP27 9BN

Guide Price - £625,000

A fantastic opportunity to acquire this beautifully presented four bedroom semi-detached family home located down a quiet, executive development within the village of Monks Risborough. The property is within walking distance of Monks Risborough station, schools and beautiful countryside walks.

The property accommodation comprises of the following, entrance hallway with downstairs cloak room, good sized living room flowing through to the open plan kitchen / diner with French doors opening to the rear garden. The kitchen is modern and well appointed and benefits from waist height & eye level cupboards as well as built in appliances.

Upstairs you will find a large master bedroom with ensuite shower room, dressing area and Juliet balcony over looking the local recreational grounds, two further good sized double bedrooms, further single bedroom currently used as an office and a modern family bathroom with bath and shower room.

To the rear, French doors from the kitchen / diner lead you out to a private, sunny rear garden with patio area, perfect for alfresco dining on those warm summer evenings. There is also access into the garage which is a great for storing a vehicle and storage. The garage also has power and an electric powered door.

To the front, there is a car port which has parking for two vehicles, one behind the other as well as another parking bay to the front. There is also ample on street parking on Mill lane just around the corner.

Other notable features include, mains gas central heating system, double glazed windows throughout and loft storage for all your storage needs.







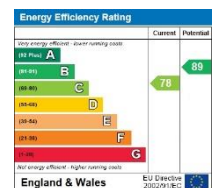
## Monks Risborough Village

Monks Risborough is situated on the Eastern fringe of Princes Risborough, within a mile of the town centre. One of the oldest parishes in the country, the village was centred on a 9th century monastery and more recent development included a shop and branch line station. Princes Risborough itself offers a post office, banks, 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. Excellent schooling is provided locally with a good choice of private and state schools close by including grammar schools in High Wycombe and Aylesbury.

There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.



## EPC RATING - C





#### Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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