



barriers & babingtons

Wellington Avenue
Monks Risborough

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Monks Risborough
Buckinghamshire
HP27 9LA

Offers Over - £515,000

A beautifully presented three bedroom semi-detached bungalow which has been modernised throughout. The property is located centrally within the highly sought after town of Princes Risborough and is within walking distance of the town centre, schools and mainline train station in Monks Risborough, linking directly to London Marylebone.

The property accommodation comprises of the following, entrance hallway with cupboard, good sized living room / diner with Bi-fold doors opening to rear garden, modern kitchen with waist height & eye level cupboards as well as two good sized double bedrooms and a modern family bathroom with bath and over head shower.

The current owners have recently converted the loft space, creating a large master bedroom with ensuite bathroom with separate bath, walk in shower and underfloor heating. There is also a small room which is currently being used as a nursery however, this could be used also as a study area for anyone looking to work from home.

To the rear, Bi-fold doors from the living room lead you out to the sunny rear garden with patio area, perfect for alfresco dining on those warm summer evenings as well as access to the garage.

To the front you will find a gravelled driveway with parking for multiple vehicles as well as side access leading through to the rear garden.

Other notable features include, mains gas central heating system and double glazed windows throughout .





Monks Risborough

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.

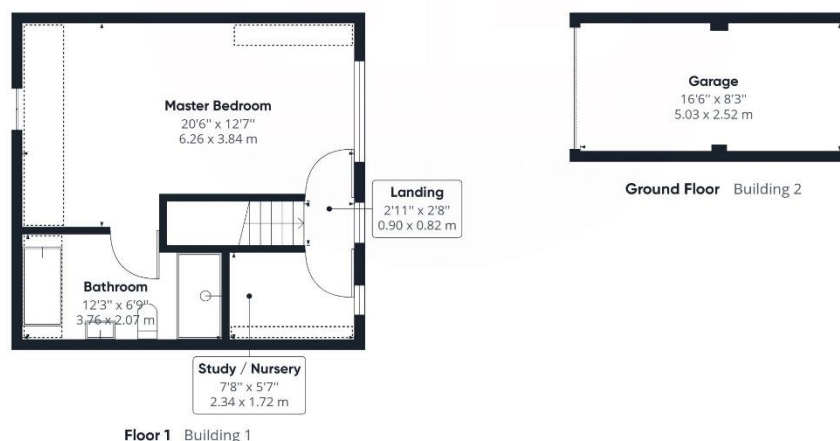
There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.



EPC RATING - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
101-120	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
0-10	G		
Not energy efficient - higher running costs			
England & Wales			
		88	56

EU Directive 2002/91/EC



Approximate total area⁽¹⁾

1108.70 ft²
103.00 m²

Reduced headroom

61.01 ft²
5.67 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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