



bonners & babingtons

St Dunstons Close  
Monks Risborough



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

OIEO - £400,000

As you approach this two-bedroom, semi-detached property in Monks Risborough, Buckinghamshire, you are greeted with an inviting facade. This home is situated on a corner plot, offers private parking for up to two cars and is set in a serene, exclusive development.

Upon entering the property, you immediately feel a sense of space and comfort. The entrance hall leads through to the modern kitchen and open-plan living area including a dining and lounge area. This space is both spacious and bright, offering a peaceful retreat for all. The lounge area has ample space for hosting guests and can be reconfigured, depending on the buyers requirements. French doors lead you out into the rear garden. The downstairs accommodation benefits from bespoke blinds, designed specifically for the property.

The kitchen is fully equipped with modern appliances, including an oven, hob, and extractor fan. There is ample storage space in the beautifully crafted cream cabinets and the worktops are easy to maintain, making this kitchen as practical as it is stylish. The breakfast bar area creates further seating.

Upstairs, the two bedrooms are similarly spacious and offer plenty of storage space. The main bedroom features built-in wardrobes and overlooks greenery. The second bedroom is a comfortable size and can easily fit a double bed. The two bedrooms share a family bathroom which includes both a bath and shower

The garden is one of the standout features of this property. Boasting a well-proportioned lawn area, a patio area, access to the driveway, a storage shed and recently maintained flower beds. Its the perfect space for outdoor entertaining or simply enjoying the peace and tranquility of this charming neighbourhood.







## Monks Risborough

Monks Risborough itself is a delightful village situated in picturesque Buckinghamshire.

The village boasts a range of amenities, including a post office, a convenience store and a village hall.

For those seeking outdoor pursuits, there is a wealth of opportunities nearby, including numerous parks, nature reserves and country walks.

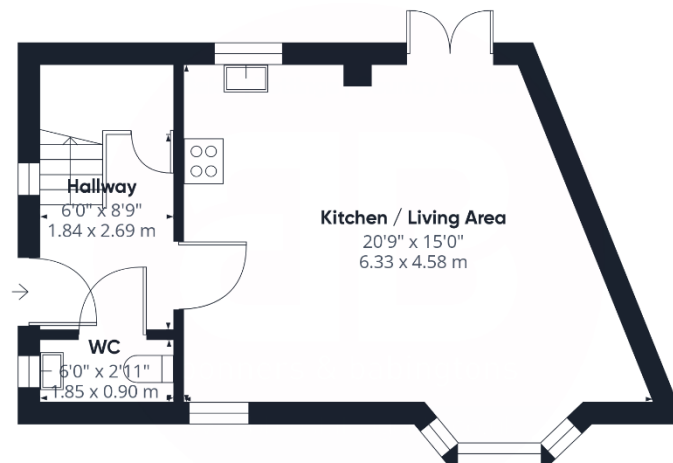
For those with an interest in history, the nearby National Trust property of Waddesdon Manor is a must-see attraction.

This stunning manor house features beautifully maintained gardens and offers many family-friendly events throughout the year, including farmers' markets, seasonal fairs, and outdoor cinema screenings.



**EPC RATING – C**

**COUNCIL TAX  
BAND - D**



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

751.1 ft<sup>2</sup>

69.78 m<sup>2</sup>

(1) Excluding balconies and terraces

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

78 High Street, Princes Risborough,  
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