



St. Dunstans Close, Monks Risborough
£850,000





A beautifully presented four bedroom detached family home with an attractive brick and flint front elevation, finished to an exceptional standard throughout. This delightful property offers generous and versatile living accommodation, perfectly suited to modern family life.

Situated on the outskirts of the highly sought after village of Monks Risborough, the property is ideally positioned close to the local park and Monks Risborough Primary School, whilst also being within easy walking distance of the train halt offering a direct rush hour service to London Marylebone via Chiltern Railways.

The accommodation comprises four well proportioned bedrooms, two bathrooms including an en suite, four reception rooms, and a spacious kitchen breakfast room, together with a separate utility room and cloakroom.

The property further benefits from driveway parking for two vehicles and a double garage with a useful studio above. To the rear is a beautifully maintained south east facing garden, ideal for both entertaining and family enjoyment.

This impressive home is offered to the market with the added benefit of no upper chain.



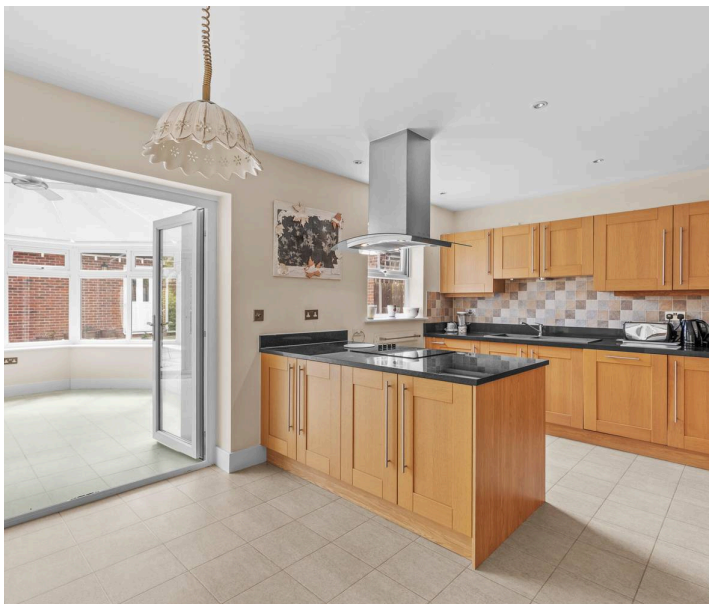
Council Tax band: G

Tenure: Freehold

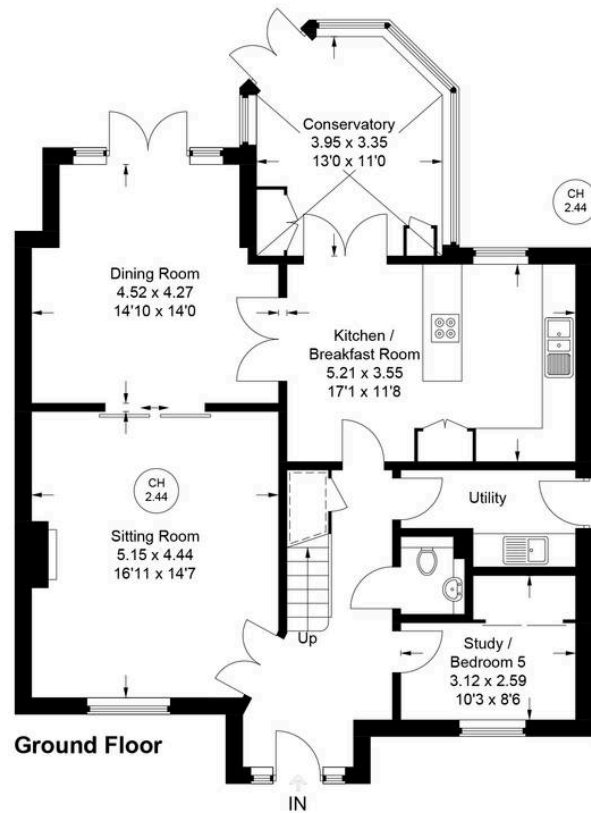
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Beautifully presented four bedroom detached family home
- Attractive brick and flint front elevation
- Four versatile reception rooms
- Spacious kitchen breakfast room with separate utility room
- Principal bedroom with en suite shower room
- Double garage with useful studio above
- Driveway parking for two vehicles
- South east facing rear garden
- Walking distance to Monks Risborough train halt with direct London Marylebone service
- Offered to the market with no upper chain



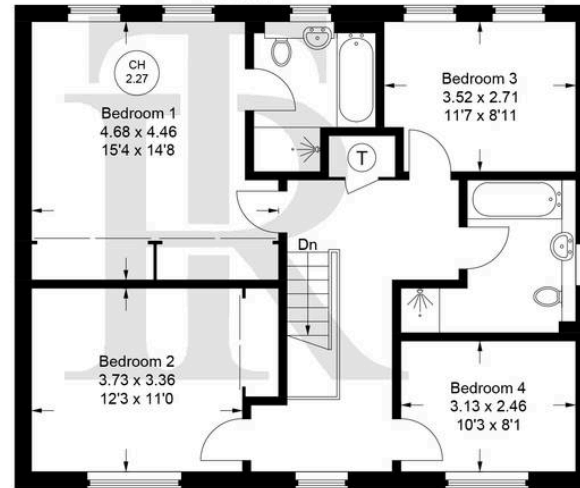




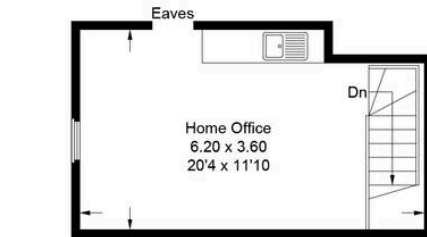
Ground Floor

CH 2.44 = Ceiling Height

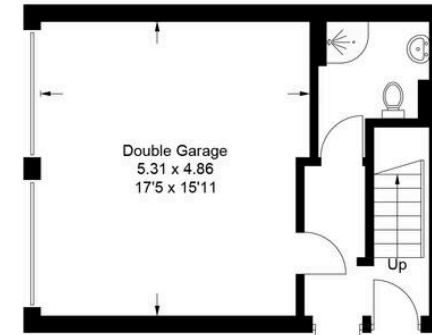
[Dashed Box] = Reduced headroom below 1.5m / 5'0



First Floor



Outbuilding - First Floor



(Not Shown In Actual Location / Orientation)
Outbuilding - Ground Floor

11 St.Dunstans Close, HP27 9BN

Approximate Gross Internal Area
 Ground Floor = 100.4 sq m / 1081 sq ft
 First Floor = 79.4 sq m / 855 sq ft
 Outbuilding = 58.6 sq m / 631 sq ft
 (Including Double Garage)
 Total = 238.4 sq m / 2567 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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