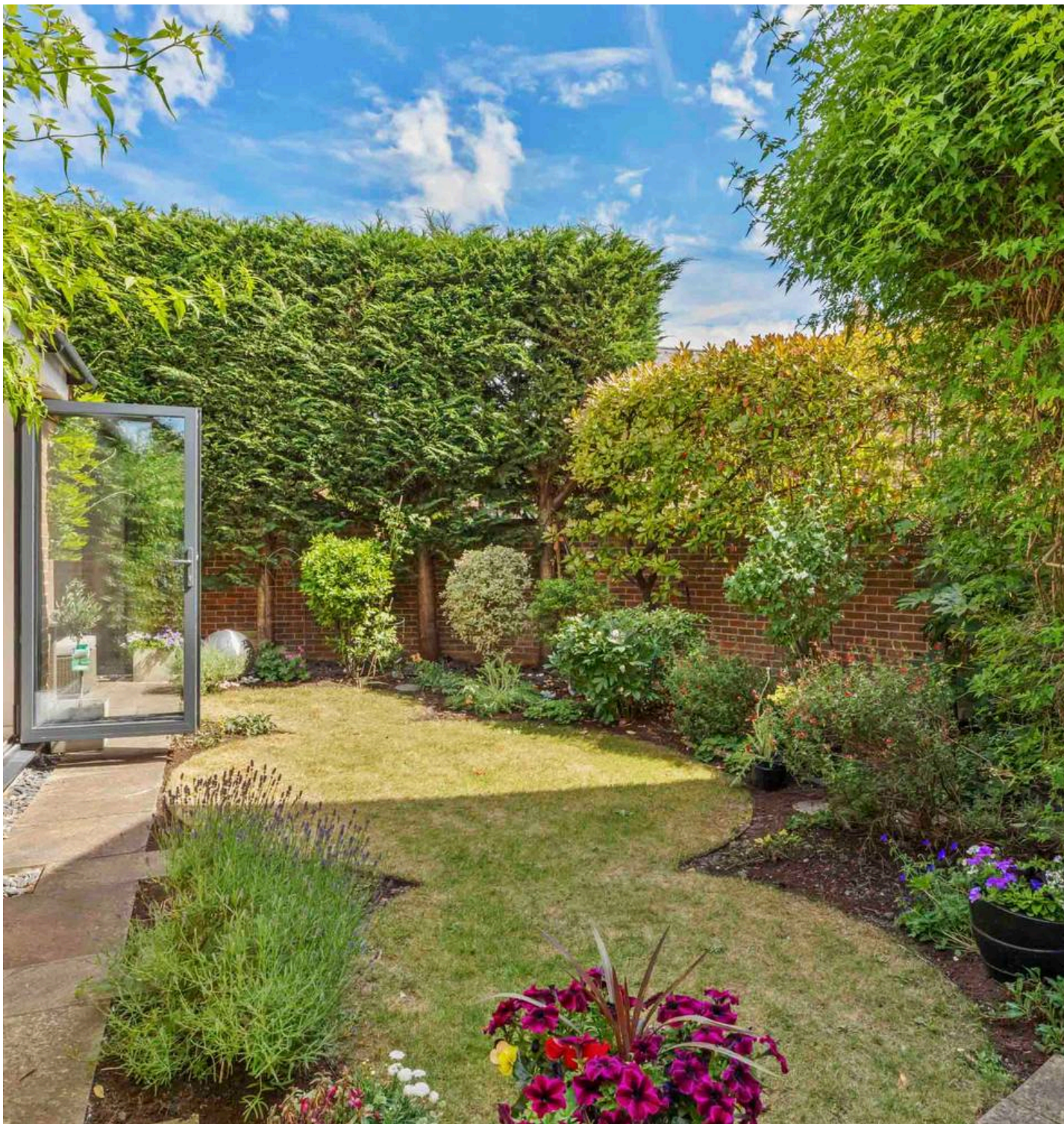




16 St. Dunstans Close, Monks Risborough  
£725,000





Tucked away within a peaceful residential development, this beautifully presented detached three-bedroom home enjoys a highly convenient location within walking distance of local parks, a primary school, and Monks Risborough train halt.

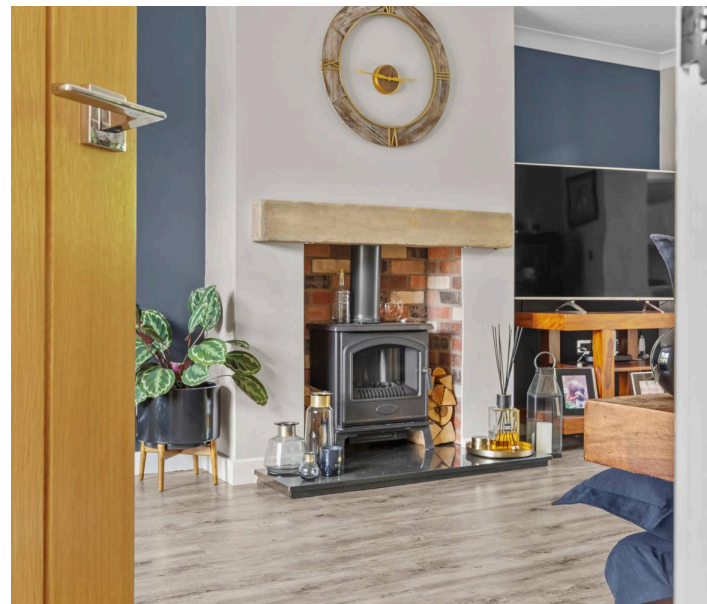
The property has been thoughtfully extended to create an impressive open-plan kitchen/diner, complete with bi-fold doors that open onto the garden and provide excellent indoor-outdoor living. A separate dining room/snug offers additional flexible reception space, while the partially converted garage presents an ideal opportunity for a home office, gym, or hobby room.

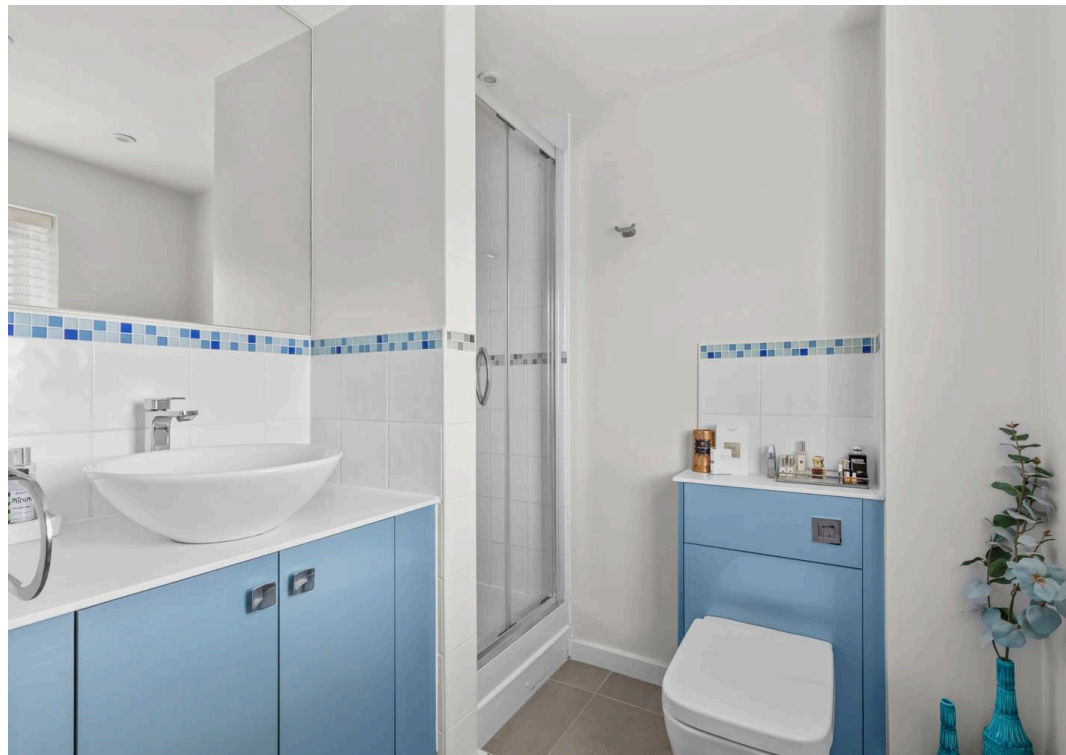
Designed with modern family living in mind, the home also benefits from a downstairs cloakroom and an ensuite shower room to the principal bedroom. Finished to a high standard throughout, the property combines stylish contemporary interiors with practical and versatile accommodation.

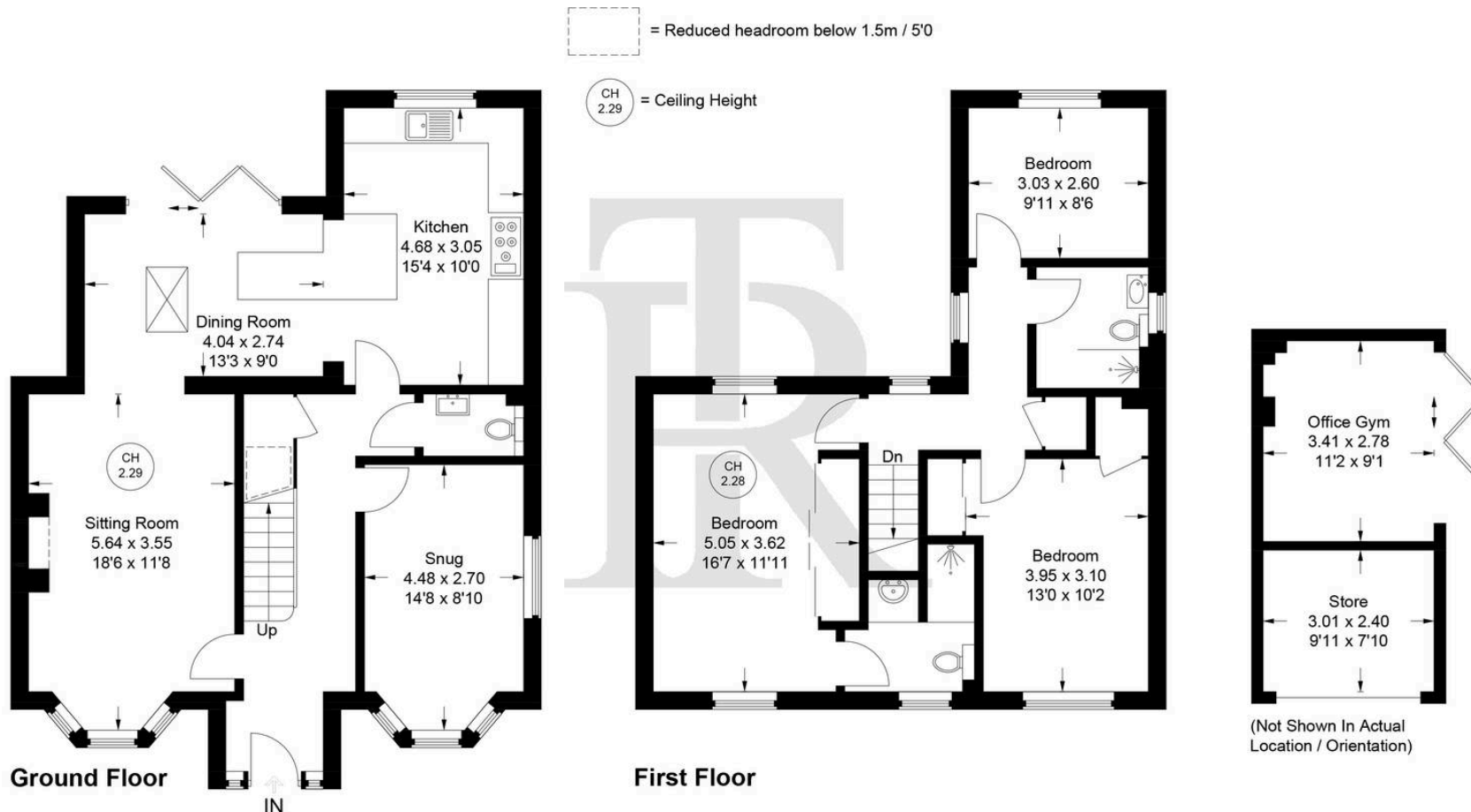


Monks Risborough is a highly regarded and sought-after area situated just north of Princes Risborough, offering a charming setting with excellent local amenities close at hand. Princes Risborough is a thriving market town at the foot of the Chiltern Hills, with a range of shops including Tesco Superstore and Marks & Spencer Food Hall, leisure facilities at Risborough Springs, and a choice of both private and state schools. The town also benefits from excellent rail connections, with regular services to London Marylebone, Aylesbury, and Oxford.

- Beautifully presented detached three-bedroom family home
- Tucked away in a peaceful and highly desirable residential setting
- Stunning extended kitchen/diner with bi-fold doors creating excellent indoor-outdoor living
- Versatile separate dining room/snug, ideal for entertaining or relaxing
- Generous principal bedroom with contemporary ensuite shower room
- Flexible part-converted garage, perfect as a home office, gym, or studio
- Stylishly finished throughout with high-quality modern interiors
- Private rear garden, ideal for family life and summer gatherings
- Short walk to local parks, well-regarded primary school, and Monks Risborough train halt
- Conveniently located for Princes Risborough town centre, leisure facilities, and direct rail services to London Marylebone, Oxford, and Aylesbury







## 16 St. Dunstons Close, HP27 9BN

Approximate Gross Internal Area  
 Ground Floor = 75.3 sq m / 810 sq ft  
 First Floor = 57.2 sq m / 616 sq ft  
 Office Gym / Store = 17.2 sq m / 185 sq ft  
 Total = 149.7 sq m / 1611 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

Tim Russ Ltd, 1 High Street - HP27 0AE

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

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