



7 St. Dunstons Close, Monks Risborough - HP27 9BN

Guide Price £475,000

 **TIM RUSS**
& Company



- Unique bay-fronted home
- Two ensuite double bedrooms
- Dual-aspect sitting room
- Kitchen dining room
- Westerly-facing rear garden
- Garage and driveway
- Boarded loft, fibre broadband
- Walkable village amenities

Monks Risborough is a sought-after village nestled at the foot of the Chiltern Hills, just a mile from Princes Risborough. Enjoying a vibrant community atmosphere, the village church hosts a variety of craft, lunch and walking clubs, while the scout hut provides a hub for fitness classes and family-focused groups. Residents benefit from playing fields, convenient local shops, a railway station offering direct services to London Marylebone, and a primary school rated Good by Ofsted. The property also falls within catchment for the highly regarded grammar schools in Aylesbury.



A unique double bay-fronted, two double-bedroom end-of-terrace home, believed to have been the first property sold within this sought-after development. Offering modern, well-presented accommodation throughout, the property benefits from a private westerly-facing rear garden, garage, driveway parking, and excellent local amenities within walking distance.

The ground floor features a kitchen/dining room with tiled flooring, LED recessed lighting, and French doors opening directly onto the rear garden. There is also a convenient two-piece cloakroom and a dual-aspect sitting room.

Upstairs, both double bedrooms enjoy their own en-suite facilities, with the principal bedroom further benefiting from a range of fitted wardrobes. Additional practical features include a boarded loft and full fibre-to-the-premises (FTTP) broadband connectivity.

Outside, the attractive rear garden enjoys a westerly aspect and is enclosed by part-walled boundaries. It has been thoughtfully landscaped with a patio area, lawn, well-stocked flower beds, and gated access to the garage and driveway.

The property forms part of a well-maintained community development, with a management company responsible for the upkeep of the close (currently understood to be approximately £175 per annum).

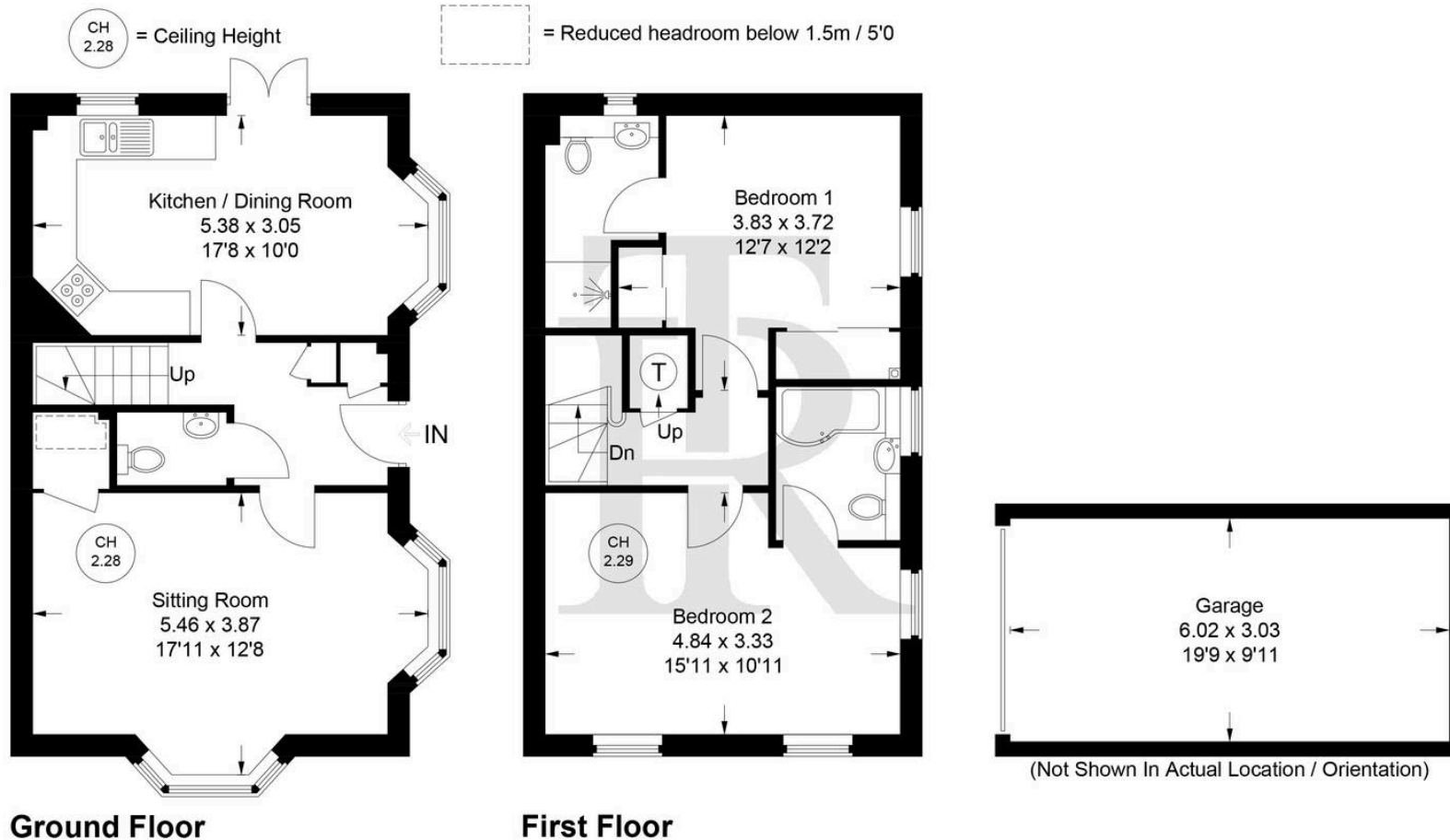
Ideally situated within walking distance of local playing fields, Monks Risborough railway station, and Monks Risborough Primary School, this modern home offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





Ground Floor

First Floor

7 St. Dunstans Close, HP27 9BN

Approximate Gross Internal Area
 Ground Floor = 43.8 sq m / 471 sq ft
 First Floor = 41.0 sq m / 441 sq ft
 Garage = 18.3 sq m / 197 sq ft
 Total = 103.1 sq m / 1109 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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