



11 St. Dunstons Close, Monks Risborough - HP27 9BN
£850,000

 **TIM RUSS**
& Company



- 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

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 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



