Monks Risborough

17 St Dunstans Close | Monks Risborough | Bucks | HP27 9BN

Colombs

Price £515,000

ACCOMMODATION

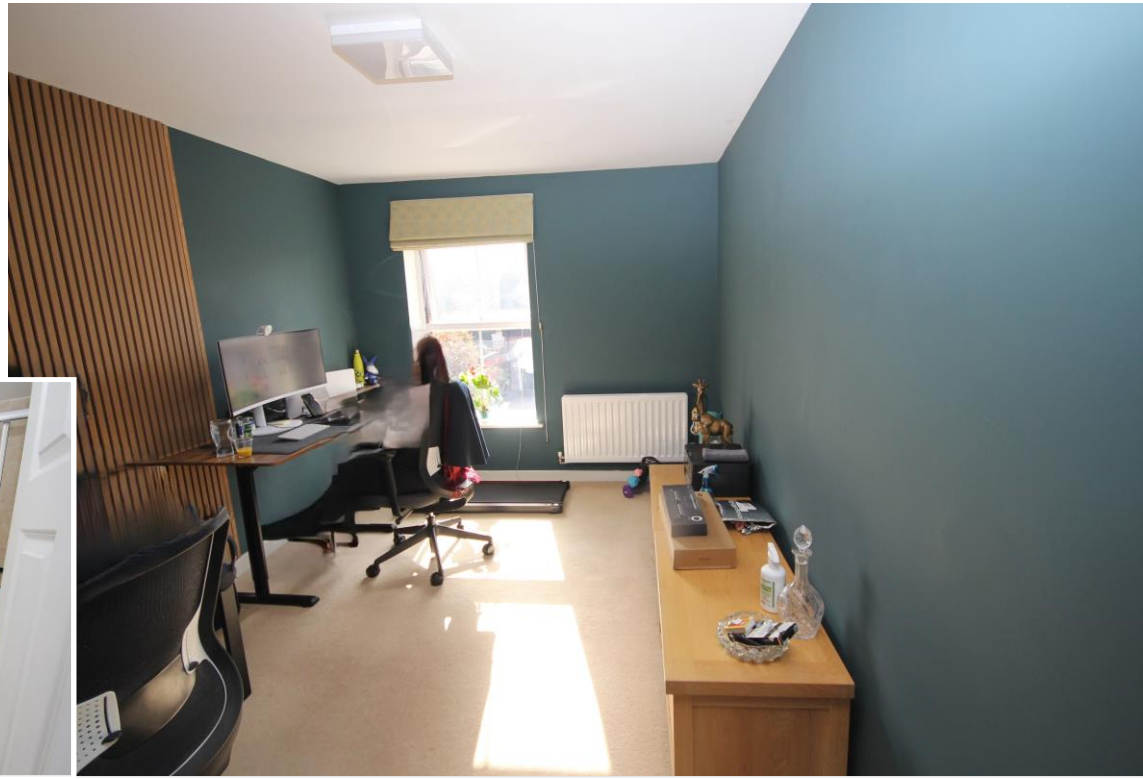
A detached 2/3 bedroom family home
Good sized ground floor utility /cloakroom
Bedroom 3 / study with door to courtyard
Open plan kitchen/living/dining area
French doors to balcony with seating area
Main bedroom with wardrobes & en suite
Further double bedroom and bathroom
Private courtyard garden to the rear
Driveway parking in front of garage
Within popular residential development

A unique 2 / 3 double bedroom house set in a quiet and well maintained cul de sac development situated within Monks Risborough. The property is just a short walk to Monks Risborough train station as well as the local Primary School and park. The converted garage has a utility / cloakroom as well as a study / bedroom 3 with door opening to the rear courtyard and a further storage area to the front . On the first floor the property benefits from a light and spacious open plan sitting / kitchen / dining room with vaulted ceilings as

well as having a door leading to a balcony at the front with space for table and chairs. The kitchen area has a range of base and wall units and ample work space. The main bedroom has an ensuite shower room and a range of built in wardrobes and there is a further well appointed double bedroom as well as a family bathroom. The property sits over 4 garages and owns one of them with the remainder belonging to other properties with limited restrictions on their use. The development is meticulously maintained with open green areas which is looked after by a residents Management Company. There is a small fee of £195 per annum to pay for the maintenance of the development. The property is Freehold.

KEY FEATURES

- Situated in a quiet cul de sac location in an exclusive development
- Within walking distance of Monks Risborough train station to Marylebone
- A short walk to the popular Primary School and local park and play area
- Easy access to the M40 giving access to London, Oxford and Birmingham
- Surrounded by outstanding countryside with a network of footpaths
- Offered For Sale with NO ONWARD CHAIN.
- Please call Colombs on 01844 214421 to arrange a suitable time to view

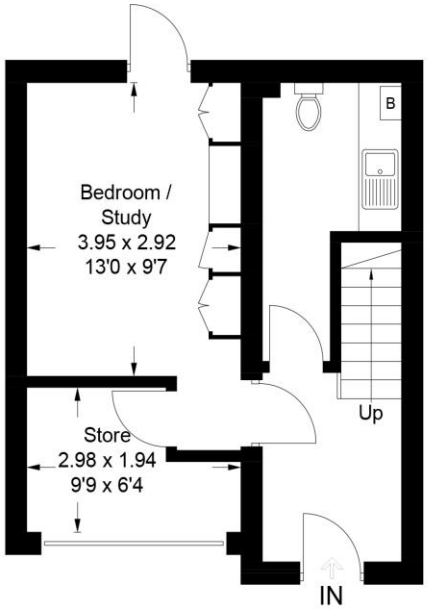


LOCATION

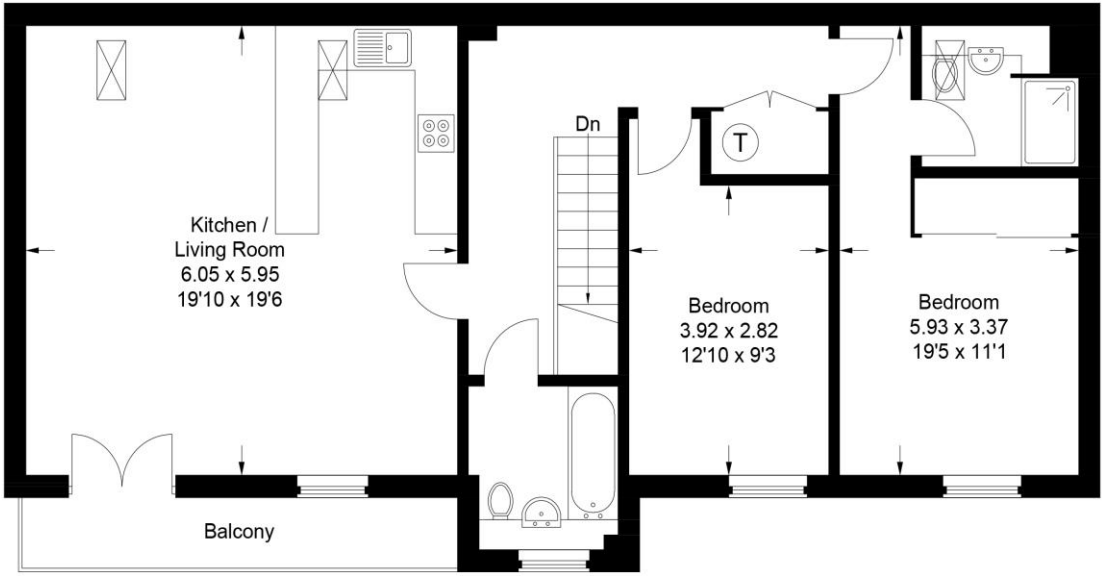
Monks Risborough has a useful parade of shops for every day needs and is withing walking distance of the market town of Prince Risborough with a bustling High Street and M&S Foodhall and Tesco's' Supermarket. The town also benefits from many local amenities including Sports Centre and swimming pool. There are excellent links to London from both mainline stations at Princes Risborough and Monks Risborough as well as easy access to the M40. There is a good education system with a choice of primary schools and secondary schools in both the public and private sectors. The surrounding countryside offers an abundance of outstanding walks through the Chilterns and Ridgeway

17 St. Dunstans Close

Approximate Gross Internal Area
Ground Floor = 32.8 sq m / 353 sq ft
First Floor = 91.4 sq m / 984 sq ft
Total = 124.2 sq m / 1,337 sq ft



Ground Floor



First Floor

Local Authority – Buckinghamshire Council

Council Tax - D

EPC - C

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.