



Little Ham Lane
Monks Risborough



burners & babingtons

Little Ham Lane Princes Risborough Buckinghamshire HP27 9JW

Offers Over - £375,000

A well presented two bedroom semi-detached bungalow which is in need of updating. The property is located down a quiet cul-de-sac within the highly regarded village of Monks Risborough and is within walking distance of local shops, a train line and town centre.

The property accommodation comprises of the following, entrance hallway with storage cupboard which leads through to a good sized living room with electric fireplace and patio doors opening to the rear garden, separate kitchen with waist height and eye level cupboards and door leading to side access. There are also two good sized bedrooms and a family bathroom with bath and over head shower.

To the rear, patio doors lead you out to a good sized, sunny rear garden with patio area, perfect for alfresco dining and single garage with power.

To the front a front garden, mainly laid to lawn and concrete driveway with parking for multiple cars.

This property has lots of potential and could be extended, subject to planning permission. Many other bungalows in the area have been developed and therefore, it is likely that this would be approved depending on the plans.

Other notable features include, mains gas central heating system, double glazed windows and loft storage space.



Monks Risborough

Monks Risborough is situated on the Eastern fringe of Princes Risborough, within a mile of the town centre. One of the oldest parishes in the country, the village was centred on a 9th century monastery and more recent development included a shop and branch line station. Princes Risborough itself offers a post office, banks, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within easy reach. Excellent schooling is provided locally with a good choice of private and state schools close by including grammar schools in High Wycombe and Aylesbury.

There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.

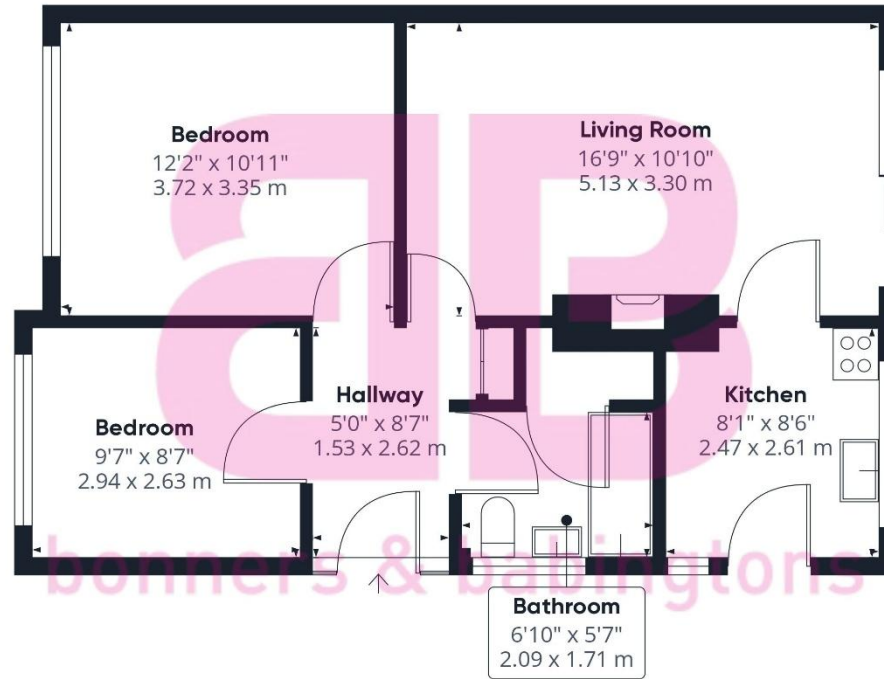
Council Tax Band - D

EPC Rating - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-100)	B		86
(81-90)	C		
(69-80)	D	58	
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC



Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
704.61 ft²
65.46 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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