



banners & balingtons

Kingsmead  
Monks Risborough



**Kingsmead,  
Monks Risborough,  
Buckinghamshire,  
HP27 9LN**

**Guide Price: £400,000**

Welcome to this charming three-bedroom semi-detached home nestled on a spacious plot in the serene village of Monks Risborough. Tucked away in a quiet cul-de-sac, this property offers comfort and convenience, with easy access to the mainline train station connecting directly to London Marylebone.

Upon entering, you are greeted by a welcoming entrance hallway, leading you into the thoughtfully arranged living spaces. The ground floor boasts a cozy living room that flows through into the dining area with sliding doors that open to the expansive rear garden and a well-appointed kitchen/breakfast room equipped with a utility area and a convenient downstairs toilet.

Venturing upstairs, you'll discover three generously sized bedrooms, each providing a comfortable retreat. Two of these bedrooms showcase breathtaking views of the picturesque local countryside, adding a touch of natural beauty to the living experience. All bedrooms share a central family bathroom.

The rear of the property opens up to a large and sunlit garden, accessed through the kitchen and dining area. The garden features a patio area and additional storage sheds, ideal for keeping gardening tools and equipment organised. This garden has plenty of space and could be transformed into something spectacular.

To the front of the property, a concrete driveway offers parking space for 2/3 vehicles, complemented by on-street parking if needed. Practical features such as a mains gas central heating system, double-glazed windows, and loft storage space contribute to the overall functionality of this delightful home.

Whether you're captivated by the scenic views, the spacious interior, or the convenient location, this property in Monks Risborough provides a wonderful opportunity for a comfortable and enjoyable lifestyle.





## 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 centered on a 9<sup>th</sup>-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.

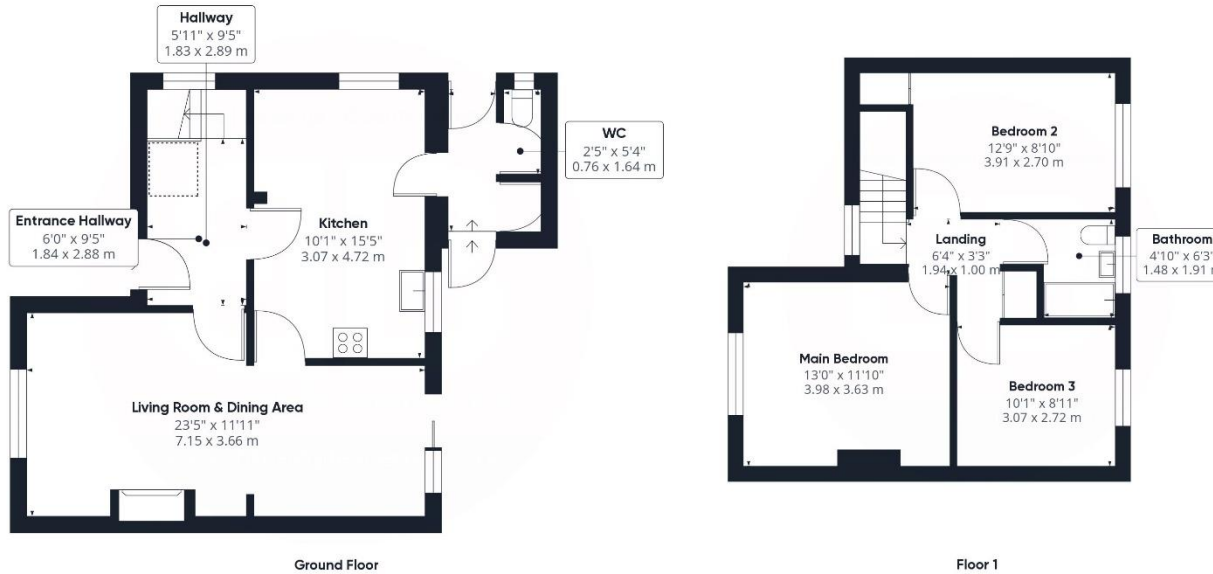
Excellent schooling is provided locally with a good choice of private and state schools close by including grammar schools in High Wycombe and Aylesbury.

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

**EPC RATING – TBC**

**COUNCIL TAX BAND - D**





**Approximate total area<sup>®</sup>**

964.65 ft<sup>2</sup>  
89.62 m<sup>2</sup>

**Reduced headroom**

9.16 ft<sup>2</sup>  
0.85 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

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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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