



bonners & babingtons

Dovecote Close  
Monks Risborough



# Dovecote Close Monks Risborough Buckinghamshire HP27 9JU

OIEO - £600,000

A well presented four bedroom detached family home positioned down a quiet cul-de-sac with the potential to extend (STPP). The property is located within the highly regarded village of Monks Risborough and is within walking distance of excellent schools, amenities and the mainline train station linking directly to London, Marylebone in approximately 35 minutes..

The property accommodation comprises of the following, entrance hallway with downstairs cloakroom, good sized living room / diner with French doors opening out to the rear garden and a separate modern kitchen / breakfast room benefiting from waist height and eye level cupboards, built in appliances and breakfast bar.

Upstairs you will find three good sized double bedrooms, one with fitted wadrobes, further single bedroom and a modern family bathroom with bath and overhead shower.

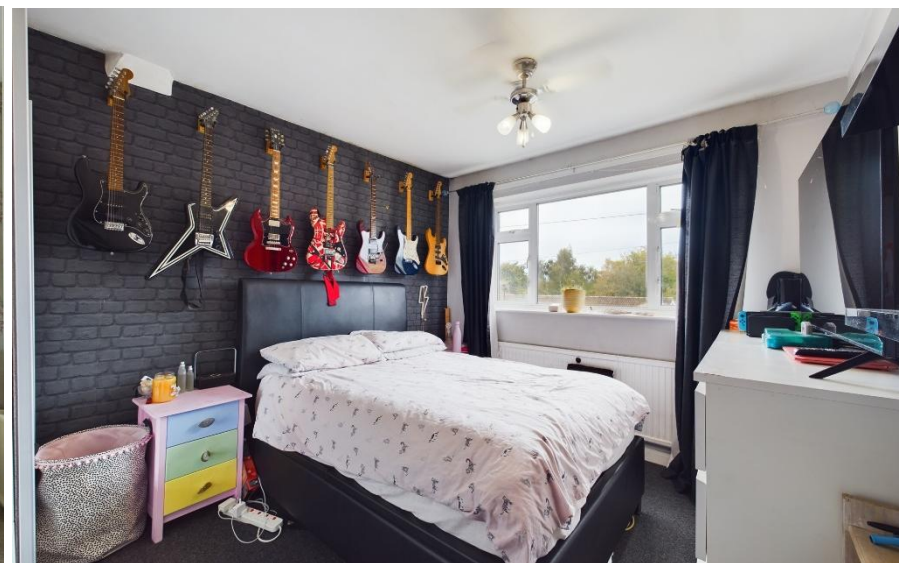
To the rear, sliding doors from the living room / diner lead you out to a good sized, private and sunny rear garden with patio area, perfect for alfresco dining on those warm summer evenings. There is also a summer house which has power and can be used as a home office as well as a shed and side access leading through to the front of the property.

To the front you will find a driveway with parking for two vehicles and on street parking as well as a single garage with power.

Other notable features include, mains gas central heating system (new boiler installed recently), double glazed windows throughout and loft storage space.







## Monks Risborough

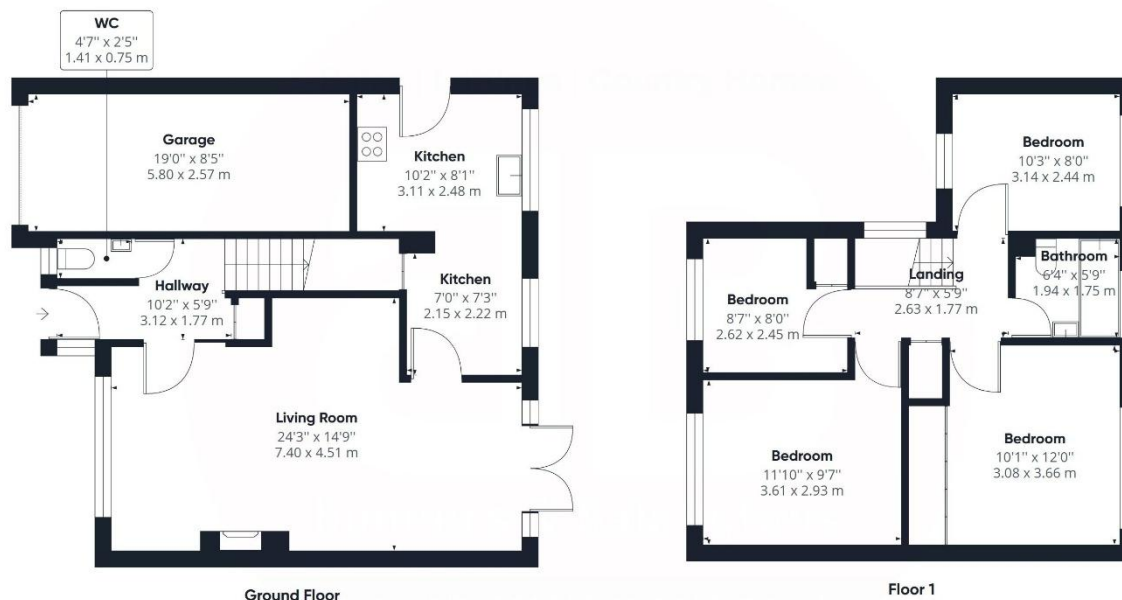
Monks Risborough is situated on the Eastern fringe of Princes Risborough, within a mile of the town centre. One of the oldest parishes in the country, the village was centred on a 9th century monastery and more recent development included a shop and branch line station. Princes Risborough itself offers 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.

**EPC RATING – D**

**COUNCIL TAX BAND – F**





Approximate total area<sup>(1)</sup>

1289 ft<sup>2</sup>

119.7 m<sup>2</sup>

(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.

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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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