



bonners & babingtons

Little Ham Lane  
Monks Risborough

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Monks Risborough  
Princes Risborough  
Buckinghamshire  
HP27 9JW

Offers Over £475,000

An immaculately presented three bedroom semi-detached chalet bungalow located down a quiet cul-de-sac. The property is located within the highly sought after village of Monks Risborough with excellent schools, amenities and transport links close by in Princes Risborough.

The property accommodation comprises of the following entrance hallway, linking to two good sized double bedrooms and a modern family bathroom with bath and over head shower. There is a good sized open plan living room / dining area with a sliding door to the rear garden as well as a modern kitchen / breakfast room with a door leading into the garage.

A staircase from the kitchen / breakfast room leads you to a study area with built in eaves storage as well as the third bedroom.

To the rear, a sliding door from the dining area leads you out to a good sized, sunny rear garden with patio area, perfect for alfresco dining as well as a green house.

To the front, a brick laid driveway with parking for multiple vehicles, a front garden and double length garage with power.

Other notable features include, mains gas central heating system and double glazed windows throughout.





## 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.



Tenure: Freehold  
Council Tax Band: D





#### 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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