



hannera & harringtons

Mill Lane
Monks Risborough

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Monks Risborough
Princes Risborough
Buckinghamshire
HP27 9LG

Guide Price £550,000

A three bedroom detached bungalow positioned down a quiet road within the highly sought after village of Monks Risborough.

The property accommodation comprises of the following, a spacious entrance hallway linking to a double bedroom with bay window over looking the garden, a modern separate kitchen, good sized living room over looking the garden, dining room, master bedroom with en suite shower room, further double bedroom with a sun room which opens out to a small courtyard garden.

The bungalow sits on a good sized plot which wraps around the property and is approximately 0.2 of an acre in size. The garden is mature with lots of fruit trees and shrubs. There is a driveway with parking for two cars as well as on street parking if required.

There is the potential to extend the property further and has approved planning permission for a single story extension which would open up the overall living space further. Although the planning was granted back in 2005 the owner has already dug the foundations and therefore, it is still valid.

BUCKINGHAMSHIRE COUNCIL REFERENCE -
05/05577/FUL

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

NO ONWARD CHAIN!





Monks Risborough

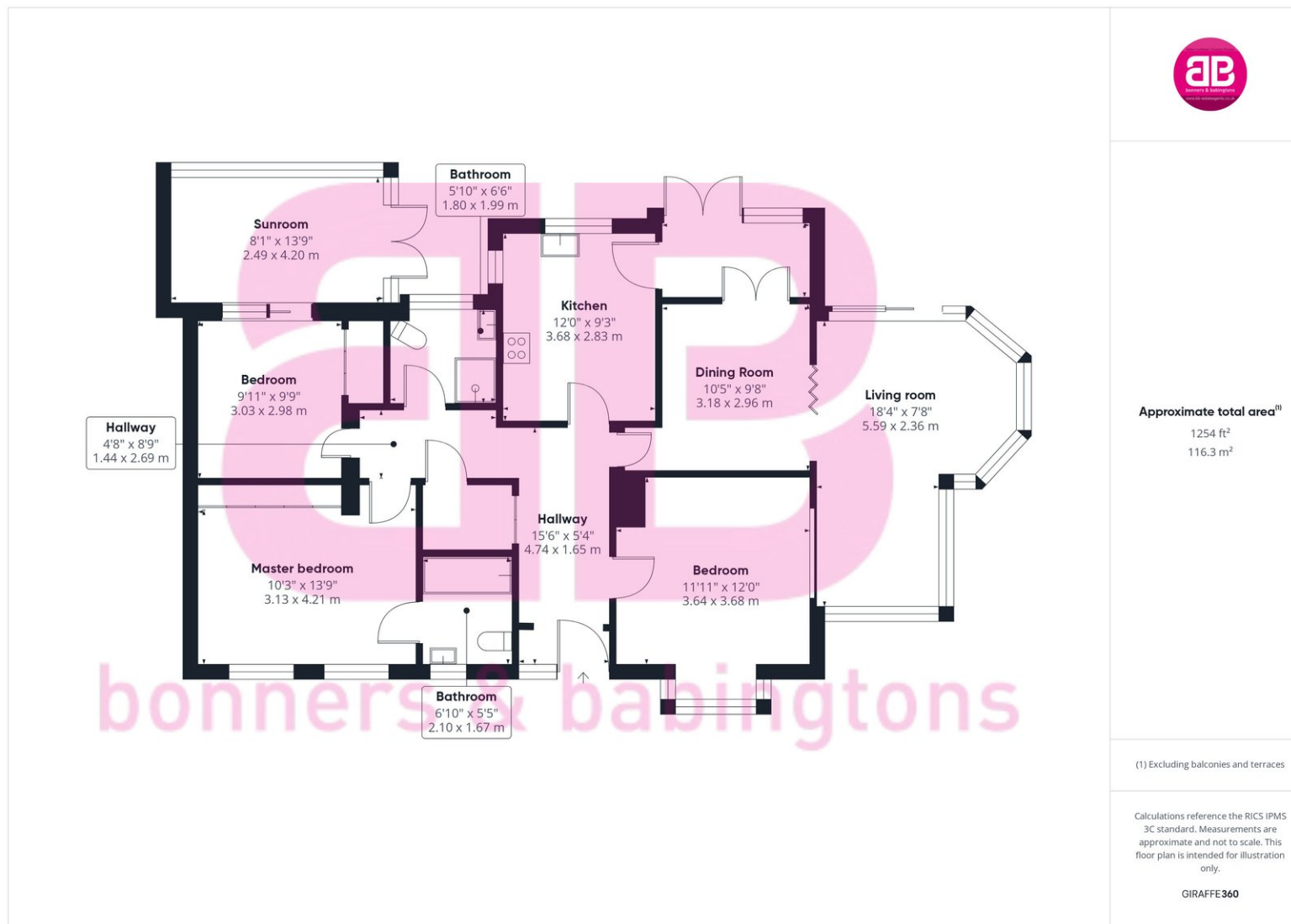
Monks Risborough is situated on the Eastern fringe of Princes Risborough, within a mile of the town centre. One of the oldest parishes in the country, the village was centred on a 9th century monastery and more recent development included a shop and branch line station. Princes Risborough itself offers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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		95
B (81-90)		
C (69-80)		
D (55-68)	64	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		



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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