

Little Ham Lane, Monks Risborough

In Excess of £625,000

TIM RUSS & Company







- Impressive Five-Bedroom Detached Family Home
- Beautifully Presented & Very Well Maintained
- Open-Plan Kitchen/Breakfast Room with underfloor heating
- Spacious Open-Plan Living/Dining Room
- Private & Well-Maintained Rear Garden
- Air Source Heat Pump & Modern Energy-Efficient Heating
- Large Garage & Generous Driveway Parking
- Excellent Location for Local Amenities, Schools & Direct London Rail Services
- Evacuated solar tube system for hot water top up
- Downstairs cloakroom

Situated on a desirable residential road in Monks Risborough, this well-presented and very well-maintained five-bedroom detached house offers spacious and versatile accommodation, making it an ideal family home.

The property features an open-plan kitchen/breakfast room and an open-plan living/dining room, creating excellent spaces for both everyday family life and entertaining. There are five bedrooms, a family bathroom and well-appointed accommodation throughout.

The house has been exceptionally well looked after by the current owners and benefits from an air source heat pump, offering an efficient modern heating solution.

Outside, the property enjoys a private rear garden, providing a pleasant and secluded space for outdoor relaxation. A large garage and driveway provide excellent off-road parking.

The property is conveniently located for local shops, schools and Monks Risborough railway station, which offers direct rail services to London Marylebone.

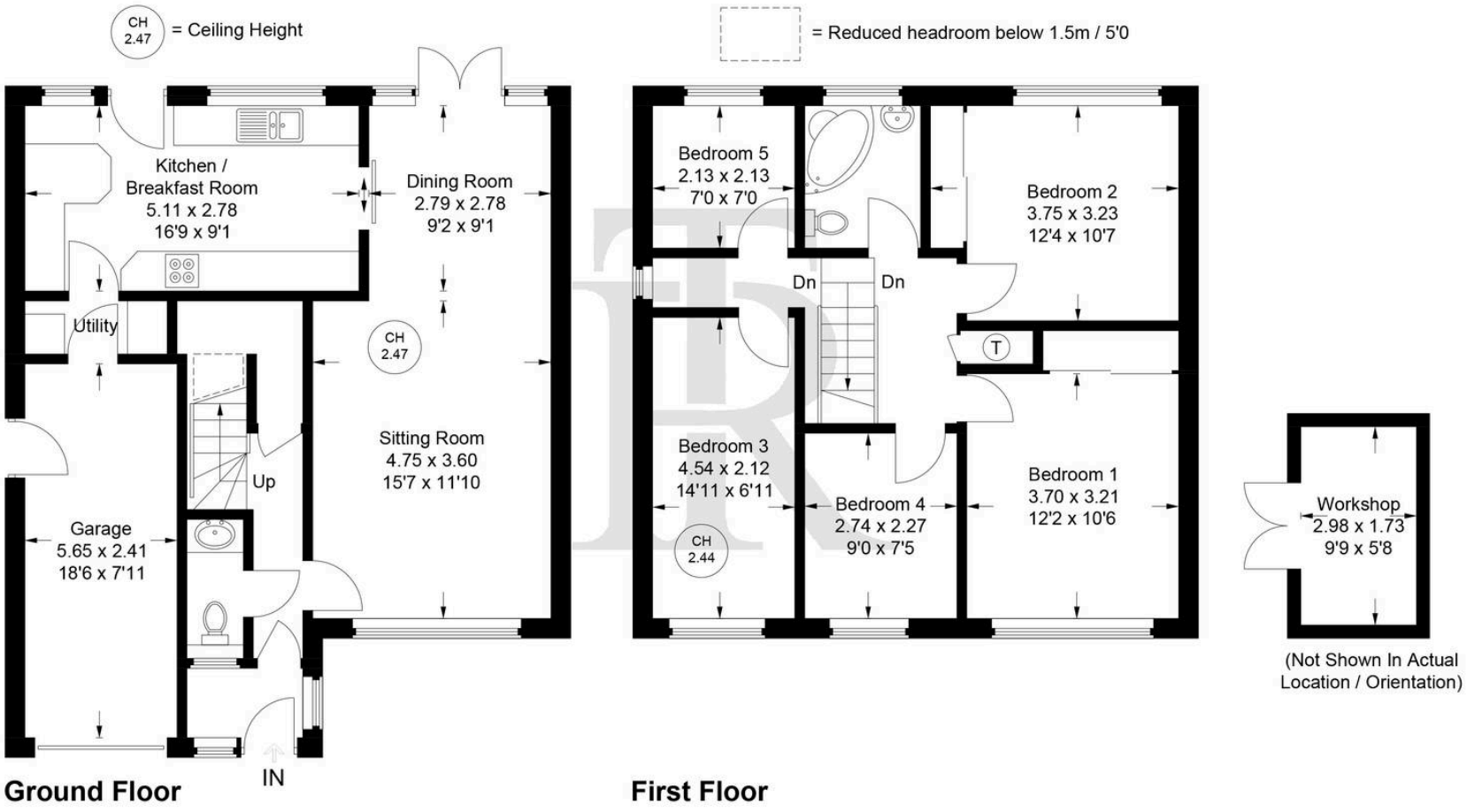
Council Tax band: E

Tenure: Freehold









29 Little Ham Lane, HP27 9JW

Approximate Gross Internal Area
Ground Floor = 69.8 sq m / 751 sq ft
(Including Garage)
First Floor = 61.6 sq m / 663 sq ft
Workshop = 5.2 sq m / 56 sq ft
Total = 136.6 sq m / 1470 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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