



2 Cockpit Close
Great Kingshill

TIM RUSS
& COMPANY



2 Cockpit Close Great Kingshill HP15 6ET

Brought to the market for the first time in 50 years is this well maintained semi detached family home, set on a exceptional south facing plot.

Offers in the Region of £600,000



The Property

Offered for sale with no onward chain is this 1950's semi detached family home, situated in the heart of this desirable village location, offering tremendous scope to extend and reconfigure subject to the usual planning consents.

In brief the bright and spacious accommodation comprises; entrance porch opening to welcoming entrance hall with understairs storage and further storage cupboard, door to kitchen/breakfast room with a range of base and eye level units and pantry, integral door to garage, side door to garden, door to downstairs cloak/shower room, door to dining room with patio doors to garden opening into bright and spacious living room with bay window to front and feature fireplace. To the first floor can be found two double bedrooms, one single bedroom all with fitted cupboards and served by the well equipped family bathroom.

Outside

The property is well set back from the road and offers ample gated driveway parking leading to a garage. To the right there is a pretty and well stocked front garden well screened by mature hedging and shrubs. The south facing rear garden is a fine feature of the property and offers two patio areas to enjoy the sun at different times of the day, large expanse of lawn with mature flower borders, greenhouse and large storage shed.

Location

Great Kingshill offers a village pub/restaurant, local Spar store and picturesque common where cricket is played. Great Missenden offers a frequent train service into Marylebone and at Amersham there is an alternative rail service into London via Baker Street.

High Wycombe provides a centre for major retail outlets and supermarkets including the renowned Eden Shopping centre. For families there are a number of sought after schools available in the area, notably the Royal Grammar school (boys) in High Wycombe, also John Hampden (boys) and Wycombe High School (girls).

The M40 can be joined at junction 4 High Wycombe with easy accessibility to the M4 (Heathrow) and the M25. At Handy Cross is the hub development to include a state of the art leisure centre and full size Waitrose.

Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Directions

Post code for Sat Nav: **HP15 6ET**

Viewings

Strictly by appointment only.

Additional Information

Council Tax Band: D

Tenure: Freehold

Ref: HTR2111

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Approximate Gross Internal Area

Ground Floor = 72.6 sq m / 781 sq ft (Including Garage)

First Floor = 42.8 sq m / 461 sq ft

Store = 13.3 sq m / 143 sq ft

Total = 128.7 sq m / 1385 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

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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