



2 Gardner Close
Great Kingshill

TIM RUSS
& COMPANY



2 Gardner Close Great Kingshill, Bucks HP15 6HT

Forming part of this small and exclusive development is this three bedroom, two bathroom, detached bungalow. A stroll to village shops and picturesque common where cricket is played.

£785,000



The Property

Offered for sale with no onward chain is this rarely available detached bungalow, one of only five built in 1996 by Clancy Homes set on this private road. The property benefits from a conservatory addition overlooking a generous south facing rear garden backing onto open green space.

In brief the deceptive accommodation comprises of spacious entrance hall with built in storage/display unit, cloakroom, generous sitting room with coal effect gas fire and double doors to conservatory with double doors opening to rear terrace. There is a kitchen/dining room and separate utility with door to integral garage. The main bedroom has a bay window to the front aspect, built in wardrobes and ensuite shower room, two further bedrooms, bedroom three with built in wardrobes, both served by the family bathroom. The loft space is part boarded with light and power.

Outside

To the front of the property is driveway parking flanked by areas of lawn leading to the integral garage. There is gated access to one side giving access to the large south westerly facing rear garden which is undoubtedly a feature.

Immediately adjoining the rear of the property is a wide paved terrace, ideal for entertaining and al fresco dining, leading onto a large level expanse of lawn with flower and shrub beds and enclosed by fencing.



Location

Great Kingshill is a popular Chiltern Village with country walks through fields and woodland and The Chiltern Cycleway.

The local village store caters for day to day needs at the end of the lane along with the picturesque village common where you will find the cricket club and local play park. There are excellent restaurants nearby including Thai Kingshill, Lounge India, The Polecat, The Full Moon with both Great Missenden and Prestwood nearby offering a range of shops and an 18 court tennis club. High Wycombe providing a centre for major retail outlets and supermarkets.

For families you are in catchment area for excellent primary and high schools including Wycombe High Girls Grammar, The Royal Grammar, John Hampden Grammar, Pipers Corner for girls (private), Holmer Green, The Misbourne, Great Kingshill Combined.

Nearby train stations at High Wycombe (3 miles) and Great Missenden (2.3 miles) offer regular direct mainline routes to Marylebone, approx. 30 mins. The M40 can be joined at junction 4 High Wycombe with easy accessibility to the M4 (Heathrow) and the M25.



Directions

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

Viewings

Strictly by appointment only.

Mortgage

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

Additional Information

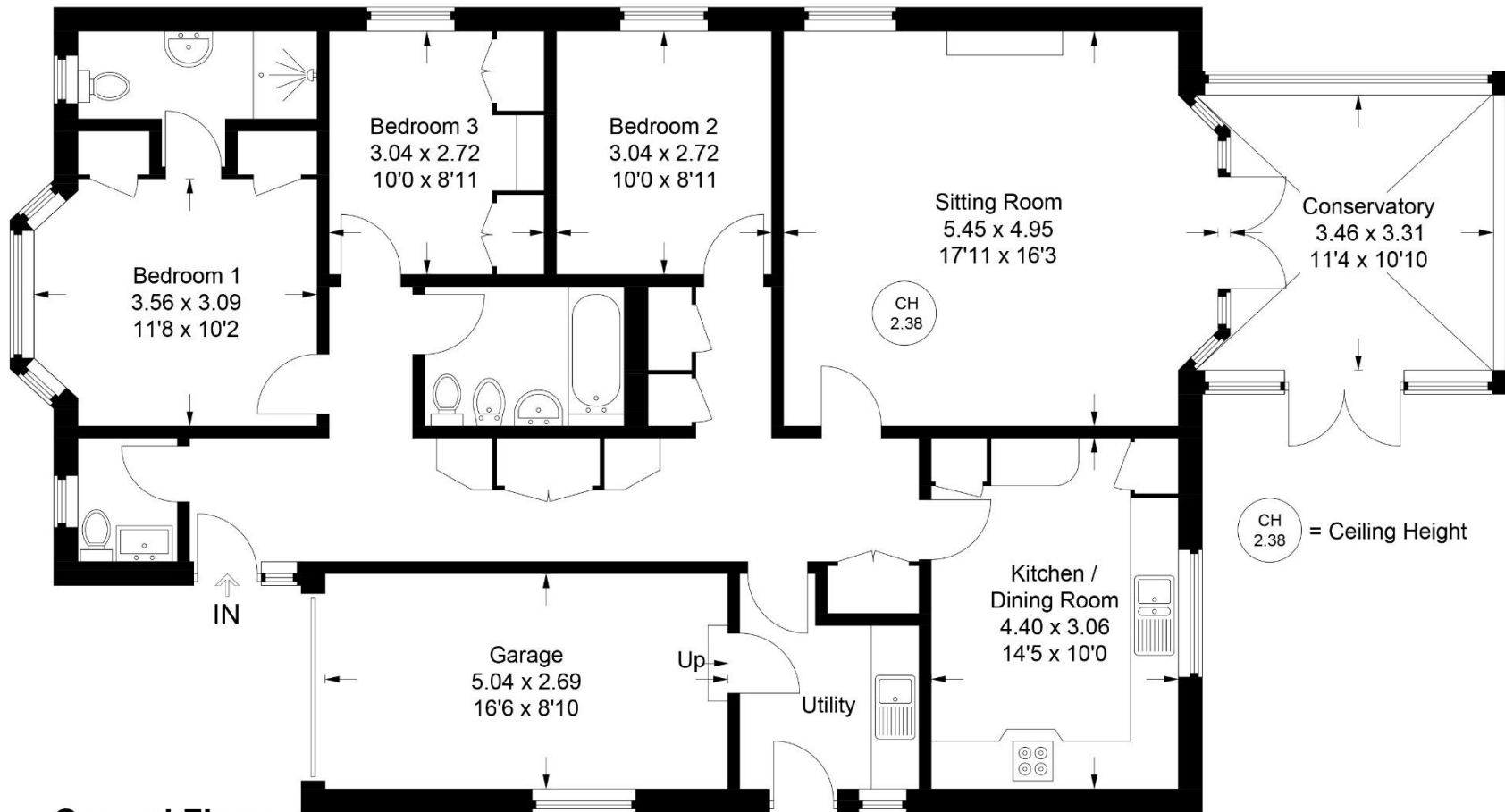
Council Tax Band: F

Tenure: Freehold

Ref: HTR2146

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor

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Approximate Gross Internal Area = 137.5 sq m / 1480 sq ft (Including Garage)

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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