



6 Whitefield Lane, Great Missenden - HP16 0BH

Guide Price £550,000

 **TIM RUSS**
& Company



6 Whitefield Lane

Great Missenden

- Offered for sale with no onward chain is this 1920's built semi detached house set within the heart of this historic village close to high street and mainline station
- An exciting opportunity to acquire this charming property of character offering excellent potential to extend and update subject to the usual consents
- Set on a good size plot with generous front and rear gardens
- Ample driveway parking leading to a separate garage

Great Missenden is a historic village and was the home of the much-loved children's author, Roald Dahl. There are a number of independent boutiques, curiosity and gift shops and highly regarded cafés and restaurants. The village is perfectly positioned for easy access to the M40, approximately a 15 minute drive, or via the Chiltern Line to London Marylebone, approximately 40 minutes, and is set between the market towns of Wendover and Old Amersham. The area is renowned for its wonderful walks in the surrounding Chiltern Hills (AONB) and country pubs aplenty. There are also doctors' surgeries, a dentist and a Post Office. Buckinghamshire is well known for its state and private education with the property lying within catchment for the grammar schools. The Gateway School in Great Missenden is one of the leading preparatory schools in the southeast.



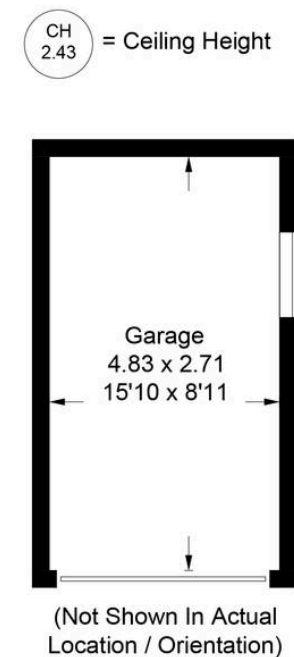
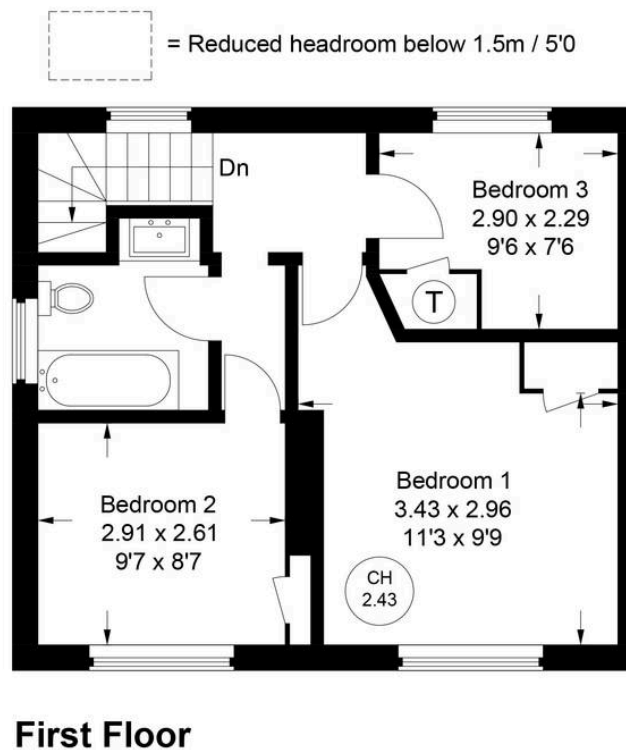
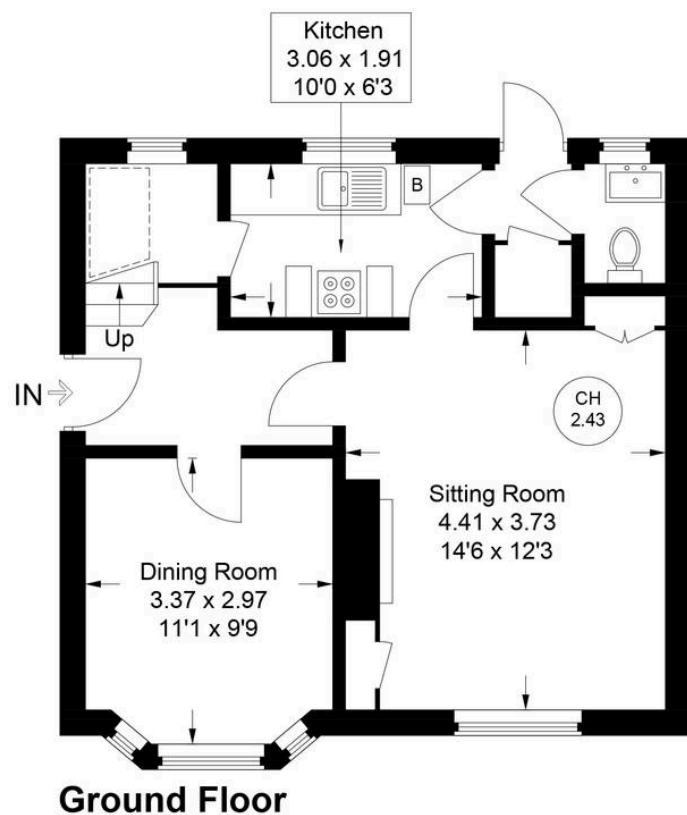
Nestled within the heart of a historic village, this 1920's built 3-bedroom semi-detached house offers a rare opportunity to capture a slice of character and potential. Boasting a prime location close to the high street and mainline station, this property presents a charming presence that awaits a discerning eye to unleash its full glory. Step through the entrance hall into a world of possibilities, with features such as a downstairs cloakroom, bay-fronted dining room, a spacious sitting room with a gas fire, and a galley-style kitchen complete with a walk-in pantry. The upper floor houses three bedrooms, all complemented by a family bathroom, inviting the promise of comfortable living for the discerning purchaser. The allure of this property extends beyond its walls, as the outside space elevates the living experience to new heights. The ample driveway parking not only accommodates multiple vehicles but also leads the way to a separate garage, providing secure storage and ease of access. The generous front and rear gardens offer a canvas waiting for a green thumb to transform them into flourishing havens of tranquillity and beauty. These outdoor spaces present the perfect opportunity for outdoor entertaining, gardening, or simply unwinding and enjoying the fresh air. With endless scope for expansion and improvement, subject to the usual consents, this property embodies the essence of potential waiting to be realised, making it a rare find in today's competitive market. Experience the charm, grace, and promise of this semi-detached house where the future is ripe with possibilities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





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Approximate Gross Internal Area
 Ground Floor = 44.5 sq m / 479 sq ft
 First Floor = 40.8 sq m / 439 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Total = 98.4 sq m / 1059 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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