







**£440,000**

Situated in the heart of this sought after Buckinghamshire village offering easy access to all local amenities this modern three bedroom semi detached family home benefits from an open plan living space, main bedroom with en suite, downstairs cloakroom, enclosed gardens and driveway parking.

# Property Description

## **ENTRANCE**

Part glazed door to:

## **ENTRANCE HALL**

Tiled floor, radiator.

## **CLOAKROOM**

Low level WC, pedestal wash hand basin with tiled splashback, radiator, tiled floor.

## **LOUNGE**

Double glazed window to front aspect. Two radiators, stairs rising to first floor with storage cupboard below, opening to:

## **KITCHEN/DINING ROOM**

Double glazed window and double doors to rear aspect. Fitted with a range of base and eye level units with work surface over, built-in oven and hob with extractor fan over, integrated dishwasher, fridge and freezer, stainless steel sink unit with mixer tap over, plumbing for automatic washing machine, wall-mounted gas combi boiler, tiled floor, radiator.

## **LANDING**

Access to loft space.

## **BEDROOM ONE**

Double glazed window to rear aspect. Radiator, built-in wardrobe.

## **EN-SUITE**

Double glazed window. Comprising tiled shower cubicle, pedestal wash hand basin, low level WC, tiled floor, part tiled walls, heated towel rail.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator.

## **BATHROOM**

White suite comprising panelled bath with shower attachment over, pedestal wash hand basin, low level WC, part tiled walls, tiled floor, heated towel rail.

## **OUTSIDE**

### **PARKING**

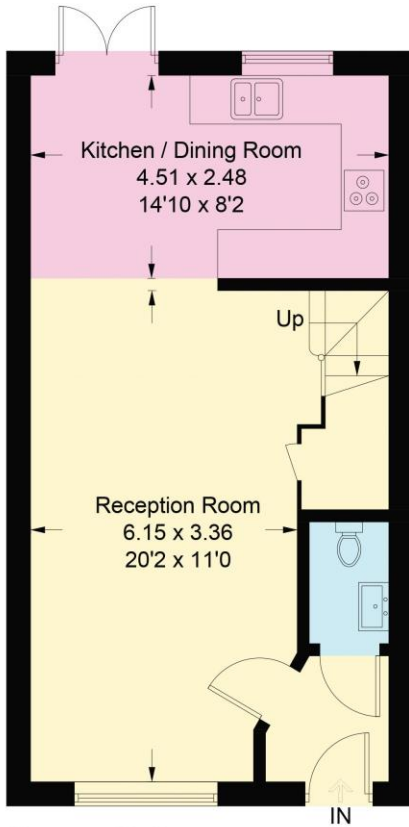
Driveway providing parking for three cars.

### **FRONT GARDEN**

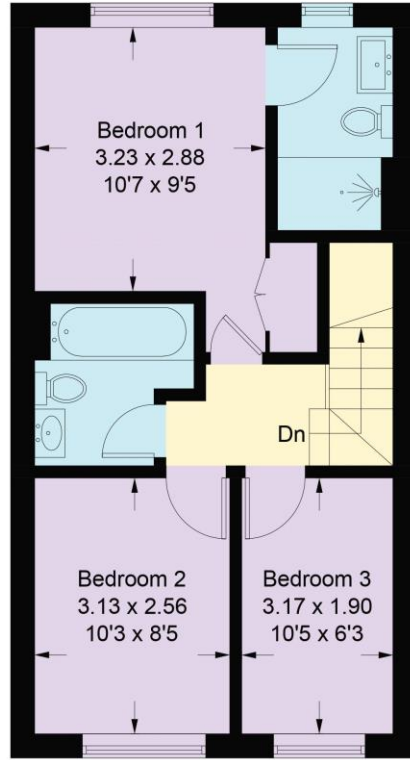
Mainly laid to lawn with path to front door.

### **REAR GARDEN**

An enclosed garden which is mainly laid to lawn with paved patio area, gated side access.



**Ground Floor**



**First Floor**



**Greenhalch Close**



Approximate Total Area  
846 sq ft / 78.6 sq m

This plan is for layout guidance only.  
Not drawn to scale unless stated.  
Windows and door openings are approximate.  
Whilst every care is taken in the preparation of this plan,  
please check all dimensions,  
shapes and compass bearings before  
making any decisions reliant upon them. (ID989092)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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