



**Connells**

Pines Close  
GREAT MISSENDEN



### Property Description

Detached house in the sought after village of Great Missenden, set in a cul-de-sac and presented in excellent condition, this property is certainly one to view.

On approach the property has a large front garden with plants and hedge. Driveway for several cars, leading to a double garage. Steps to the front door, which opens into the entrance hall, with two storage cupboards and door to the downstairs WC, stairs rising to the first floor.

Ground floor accommodation comprises a spacious split-level living room/dining room with bay window to front and patio doors to the rear. Office with views over the rear garden. Second living room, with door to the garden. Modern fitted kitchen with wall and base level units, integrated oven, hob and cooker hood. With steps down to the utility room which also provides ample wall and base storage and space for white goods.

To the first floor the bedroom one has fitted wardrobes and an ensuite with shower cubicle, WC, bidet and wash hand basin. There is a door that leads from the main bedroom into bedroom four, which the current owners currently use as a dressing room. Bedroom two also has fitted wardrobes and an ensuite with shower, WC and wash hand basin. There is a third double bedroom with fitted wardrobes and the main family bathroom with bath, WC, wash hand basin with vanity and heated towel rail.

The fully enclosed rear garden is split level with paved area and steps rising to the main garden, mostly laid to lawn with established trees plants and shrubs.

Great Missenden provides several amenities including restaurants, cafes, post office and the Roald Dahl Museum. The mainline train station provides direct trains to London.

### Entrance Hall

16' 3" max x 13' 8" max (4.95m max x 4.17m max)

### Cloakroom

6' 4" max x 2' 9" max (1.93m max x 0.84m max)

### Study

6' 5" max x 8' 4" max (1.96m max x 2.54m max)

### Living Room

17' 5" max x 10' 6" max (5.31m max x 3.20m max)

### Dining Room

11' 8" max x 10' 2" max (3.56m max x 3.10m max)

### Lounge

14' 5" max x 13' 4" max (4.39m max x 4.06m max)

### Kitchen

12' max x 9' 8" max (3.66m max x 2.95m max)

### Utility

10' 5" max x 9' 8" max (3.17m max x 2.95m max)

### Bedroom One

12' 1" max x 10' 2" max (3.68m max x 3.10m max)

### Ensuite

10' 3" max x 6' 10" max (3.12m max x 2.08m max)

### Bedroom Four / Dressing Room

8' 5" max x 8' max (2.57m max x 2.44m max)

### Bedroom Two

12' max x 9' 9" max (3.66m max x 2.97m max)

### Ensuite

9' 8" max x 6' 8" max (2.95m max x 2.03m max)

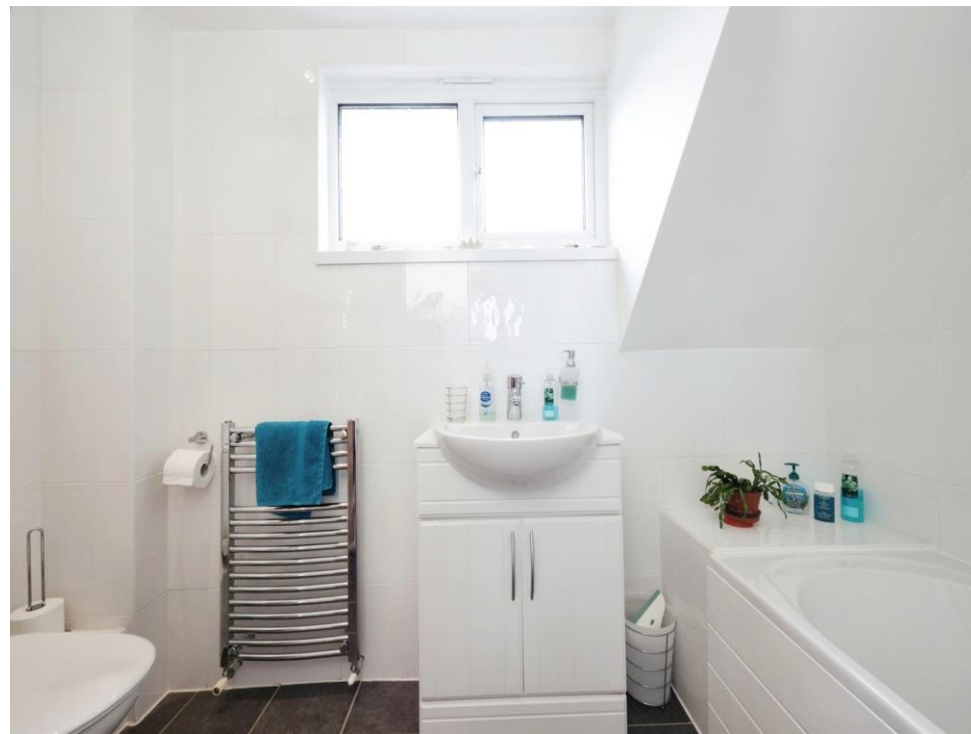
### Bedroom Three

17' 5" max x 10' 6" max (5.31m max x 3.20m max)

### Bathroom

9' 5" max x 9' 2" max (2.87m max x 2.79m max)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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