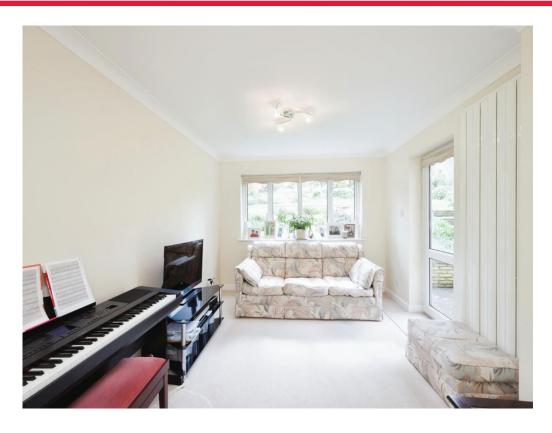


Connells

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.

#### Garden

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.

#### **Local Area**

Great Missenden provides a number of benefits 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

 $6^{\circ}$   $4^{\circ}$  max x  $2^{\circ}$   $9^{\circ}$  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)

















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**EPC Rating: D** 



Tenure: Freehold



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