



22 Trafford Close, Great Missenden, Buckinghamshire, HP16 0BS

A light, bright and airy, mid-terraced house quietly located facing a central green of mature trees in the heart of Great Missenden village. The property has four double bedrooms and two reception rooms. The house, although clean and tidy, would benefit from some general updating and has scope to extend into the garage - subject to the necessary approvals. No onward chain.

Entrance porch | Sitting room | Dining room | Kitchen | Cloakroom | Four, double bedrooms | Family bathroom | Integral garage | Driveway parking |

Trafford Close is a mixed development of standard two storey and three storey townhouses arranged around a central, communal, green with easy access onto fields and woods nearby, yet less than half a mile from the mainline station into London and closer still to the shops and facilities in Great Missenden village.

Entry into the property is through a double-glazed entrance hall, with storage for shoes and coats, and from there leads directly into the well-proportioned front sitting room. A broad opening leads to the dining room, with a staircase to the first floor, and doors out to the garden. The kitchen, also rear aspect, is off the dining room. It is fitted with functional, but fairly dated, kitchen units with the usual appliances. A door from the kitchen leads to the downstairs cloakroom and beyond that into the integral garage.

The staircase at the back of the dining room leads to the first floor. There are two front aspect bedrooms and two rear aspect bedrooms, which either get the morning or evening sun, the master bedroom being front aspect. The family bathroom is to the side and fitted with a white suite comprising of bath, with shower over, W.C. and basin.

Outside, the rear gardens are level and enclosed, with a gate out onto Trafford Road beyond. There is a central lawned area and beds of mature plants and shrubs. At the front there is driveway parking and a further area of lawn. The property is offered with no onward chain.

Price... £525,000 *Freehold*



LOCATION

Great Missenden is an historic village with properties dating back over the last few centuries forming the lovely old high street, with bustling cafes, restaurants, pubs and boutiques. Nestling in the Chiltern countryside, this friendly village has many good shopping facilities, three schools for children of all ages, sporting and social amenities and a main line rail link into London Marylebone. The area is one of great beauty and there are splendid walks through the Chiltern Hills, now largely designated an Area of Outstanding Natural Beauty.

DIRECTIONS

From our office in Great Missenden follow the High Street through the traffic calming measures and out past the end of the shops. Take the first turning on the right into Whitefield Lane. Follow Whitefield Lane under the railway bridge and turn immediately right into Trafford Road. Trafford Close is on the left and number 22 is on the right indicated by a Wye Country 'For Sale' board.

Additional Information

Council Tax Band E
EPC Band D

School Catchment

Primary - Great Missenden CofE Combined School
Boys' Grammar – Dr Challoner's
Girls' Grammar – Dr Challoner's
High School
Mixed – Chesham Grammar Upper School/All ability – The Misbourne School (We recommend you check accuracy and availability at the individual schools)

MORTGAGE

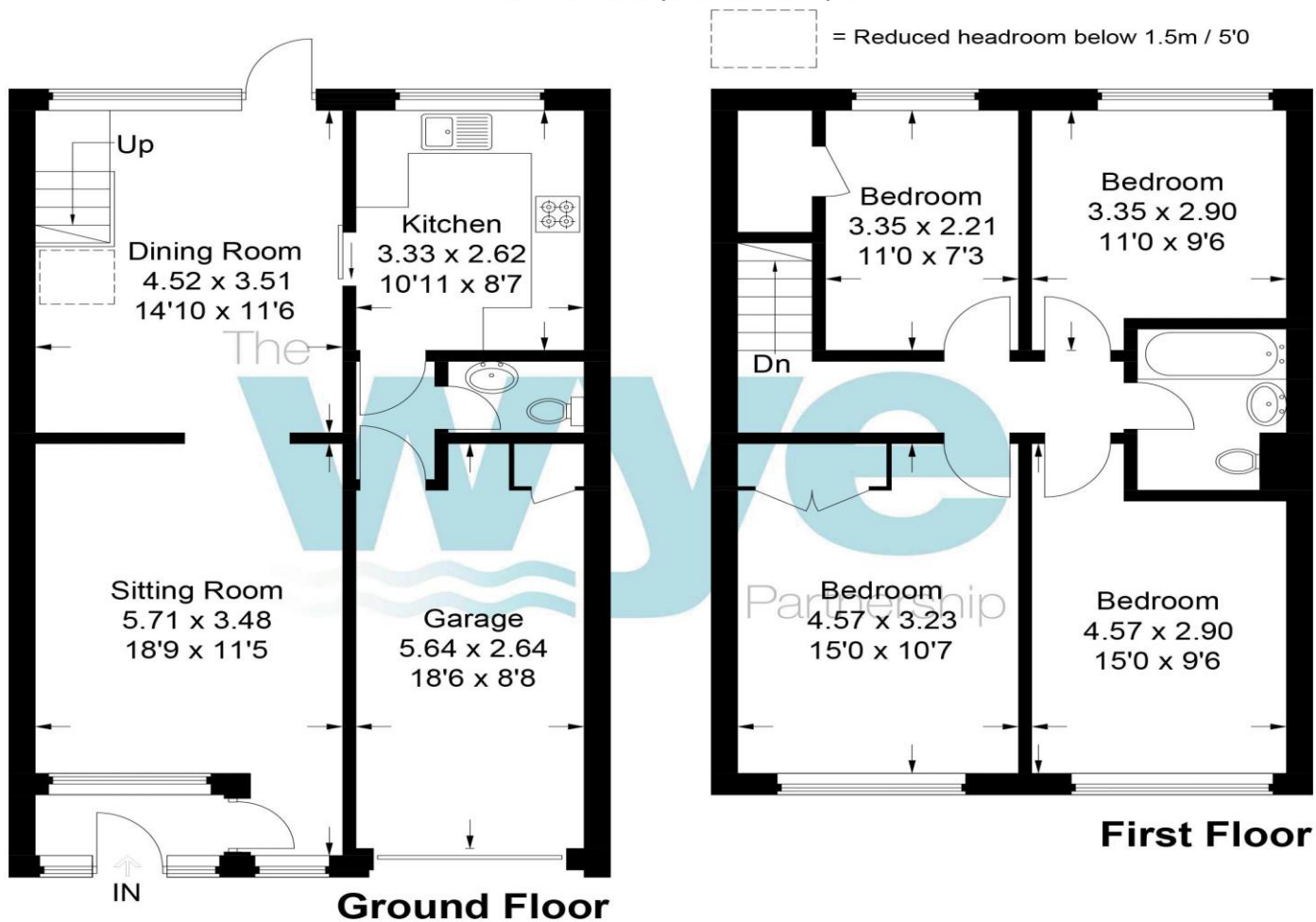
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



22 Trafford Close

Approximate Gross Internal Area
Ground Floor = 65.2 sq m / 702 sq ft
First Floor = 57.8 sq m / 622 sq ft
Total = 123.0 sq m / 1,324 sq ft



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.

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The **wye** Partnership