



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

Three/four bedroom town house located on the fringes of the beautiful village of Great Missenden with stunning, far reaching, views over open countryside and woodland beyond. The property also comes with annex potential.

Ground Floor: Porch | Entrance Hall | Integral Garage | Shower Room | Reading Room/Bedroom Four | Utility/Kitchenette | First Floor: Sitting Room | Dining Room | Kitchen | Second Floor: Three Bedrooms | Family Bathroom | Driveway | Garage | Rear Garden |

Offered to the market with no onward chain is this spacious 3/4 bedroom town house, ideally located on the fringes of Great Missenden. Under 600 metres walk to the railway station, Trafford Close is a popular location with properties being arranged around a central communal green planted with trees. This property enjoys stunning pastoral views from the elevated rooms at the rear beyond the back garden across rolling countryside, to mature woodlands - easily assessed on foot from the back garden.

The property offers versatile accommodation throughout, with annex potential on the ground floor, with an existing shower room, kitchenette/utility room and a reading room/bedroom four with patio doors onto the long delightful garden. There is also an integral garage which could be considered for conversion to provide further living accommodation.

Situated on the first floor is a large, bright, double aspect living room overlooking the fine trees on the green to the front. Original oak flooring provides a link to the rear aspect dining room which benefits from simply breathtaking views over the Chiltern countryside. Leading from the dining room is a well presented kitchen with granite work tops, a range of wall and floor mounted units and the usual integrated appliances.

Stairs rising from the sitting room provide access to the three bedrooms and family bathroom. To the front is the principal bedroom with built in wardrobes, a good size single bedroom and a further double to the rear, with built in wardrobes, enjoying the wonderful elevated views. The family bathroom comprises a modern white, four piece, suite with bath, WC, sink/vanity unit and corner shower.

To the front of the house is a driveway with gravelled garden area and access to the integral garage. At the rear, accessed from the utility room or reading room, is a pretty garden with mature trees, terrace and an area of lawn all enclosed by closed boarded fencing. A gate provides immediate access to the public footpath and woodland beyond.

Price... £650,000 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 (average time 47 minutes). 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 offices in Great Missenden follow the High Street towards Missenden Abbey past the shops and the traffic calming measures. Take the first right into Whitefield Lane, go under the railway bridge and turn right into the unmade road. Trafford Close is a short distance along on the left with number 15 being in the top on the other side of the green.

Additional Information

Council Tax Band E
EPC Band C

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

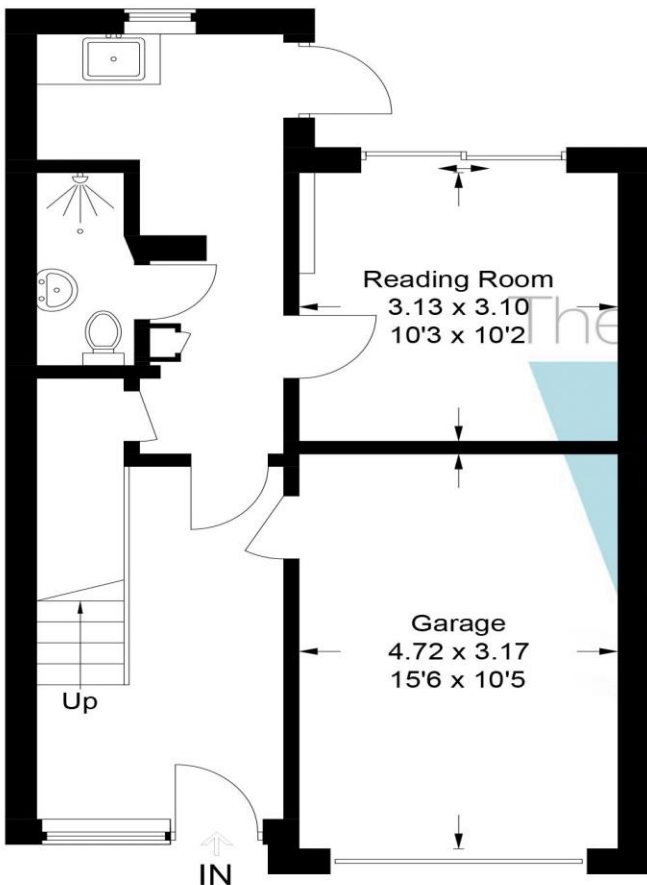
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

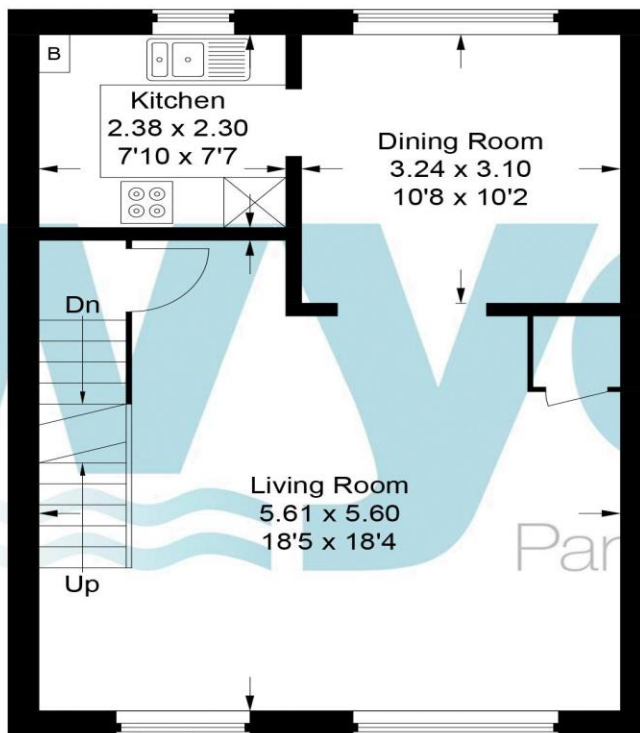


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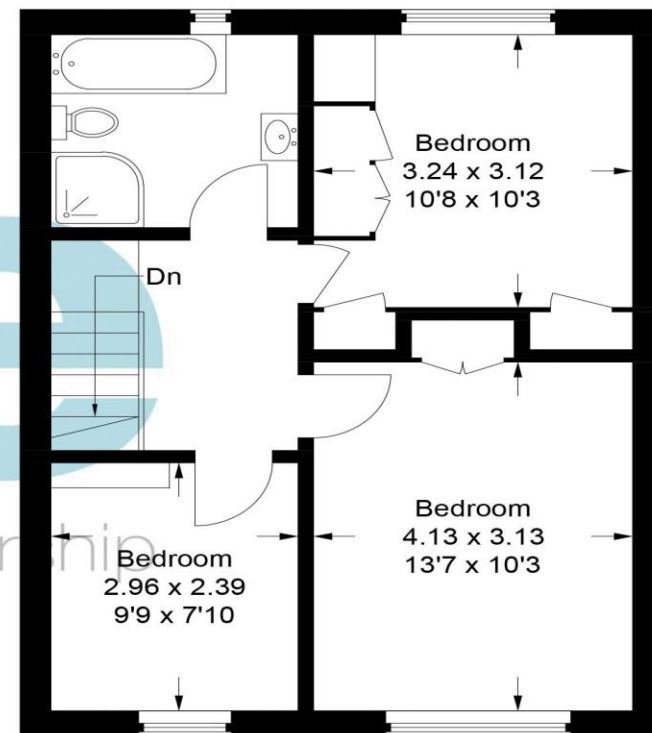
Approximate Gross Internal Area
Ground Floor = 49.1 sq m / 528 sq ft
(Including Garage)
First Floor = 45.5 sq m / 490 sq ft
Second Floor = 45.5 sq m / 490 sq ft
Total = 140.1 sq m / 1,508 sq ft



Ground Floor



First Floor



Second Floor

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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