

A photograph of a modern residential property. The main house is a single-story building with a gabled roof, featuring a combination of red brick and dark red horizontal wood cladding. It has several windows with white frames and a front door. A paved path leads from the gravel driveway to the front door. To the right is a detached garage with a light-colored stucco finish and a white garage door. The property is surrounded by a well-maintained lawn, various shrubs, and trees under a clear blue sky with some light clouds.

Mayrhofen , Broombar Lane, Great Missenden, Buckinghamshire, HP16 9JD

A detached, three bedroom, bungalow on a good plot overlooking fields in a favoured location on the fringes of the village. The house is clean and tidy but would benefit from modernisation and updating to bring it up to current standards and expectations. No Onward Chain.

Porch | Entrance hall | Lounge/dining room | Conservatory | Kitchen + Utility room | Bathroom + Shower room | Three double bedrooms | Garage | No Onward Chain

Mayrhofen is one of three bungalows set well back from the road at the top of Broombarn Lane. A single driveway, bounded and framed by grass and a few trees to either side, leads up to the entrance to each property. Mayrhofen is on the right with a standalone garage and driveway parking.

Entry into the property is through sliding doors into an enclosed porch at the side and is accessed via a path down the left of the front garden. The front door opens into the entrance hall with double doors to the sitting room, on the left. This runs across the house and, in turn, opens into the conservatory. The sitting room has a feature fireplace at one end and two pairs of sliding patio doors at the rear; one of which opens into the garden and the other into the conservatory. The conservatory is of part brick/part white sealed unit construction. The adjacent kitchen, and utility room, are fitted with what are believed to be, the original 1970s white units with space for a slot in cooker and a wide stainless steel sink. A door leads through to the utility room which has similar units and space, and plumbing, for a washing machine. An outer door from the utility room leads through to the side garden and shed. There are two bathrooms at the property, neither ensuite, both need refitting. The toilet in the bathroom is out of service, however the one in the shower room is in working order. The sanitary ware has not been tested. The master bedroom is front aspect with built in wardrobes with sliding doors, the other two bedrooms are side, and double aspect.

Outside, the garage is at the front with a pitched roof which allows for plenty of storage. This building is attached by the rear wall to the one in the neighbouring property. A path from the rear, personal, door of the garage leads to a side gate and from there into an enclosed side garden where there is a shed, accessed from the rear of the conservatory and the utility room. The garden is one of the finest features of the house being level, well-maintained, well-stocked and backing onto open farmland. At the front there are two areas of garden; one directly in front of the bungalow, as mentioned, and another that stretches down from the garage to the roadway alongside the driveway; which again, is level, grassy and well-maintained and provides a really attractive entrance to the three properties.

Price... £695,000 *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 Prestwood follow the High Street towards Great Missenden. After about a mile you will see the Green Man pub on your left. Broombar Lane is the turning on the left immediately after the pub and the driveway to Mayrhofen is the second driveway on the left.

Additional Information

EPC band E

Council Tax band F

School Catchment

Primary; Prestwood Village Schools

Boys' Grammar; Dr Challoner's, The Royal Grammar, Aylesbury Grammar

Girls' Grammar; Dr Challoner's High School, Aylesbury High

Mixed Grammar; Chesham, Sir Henry Floyd 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

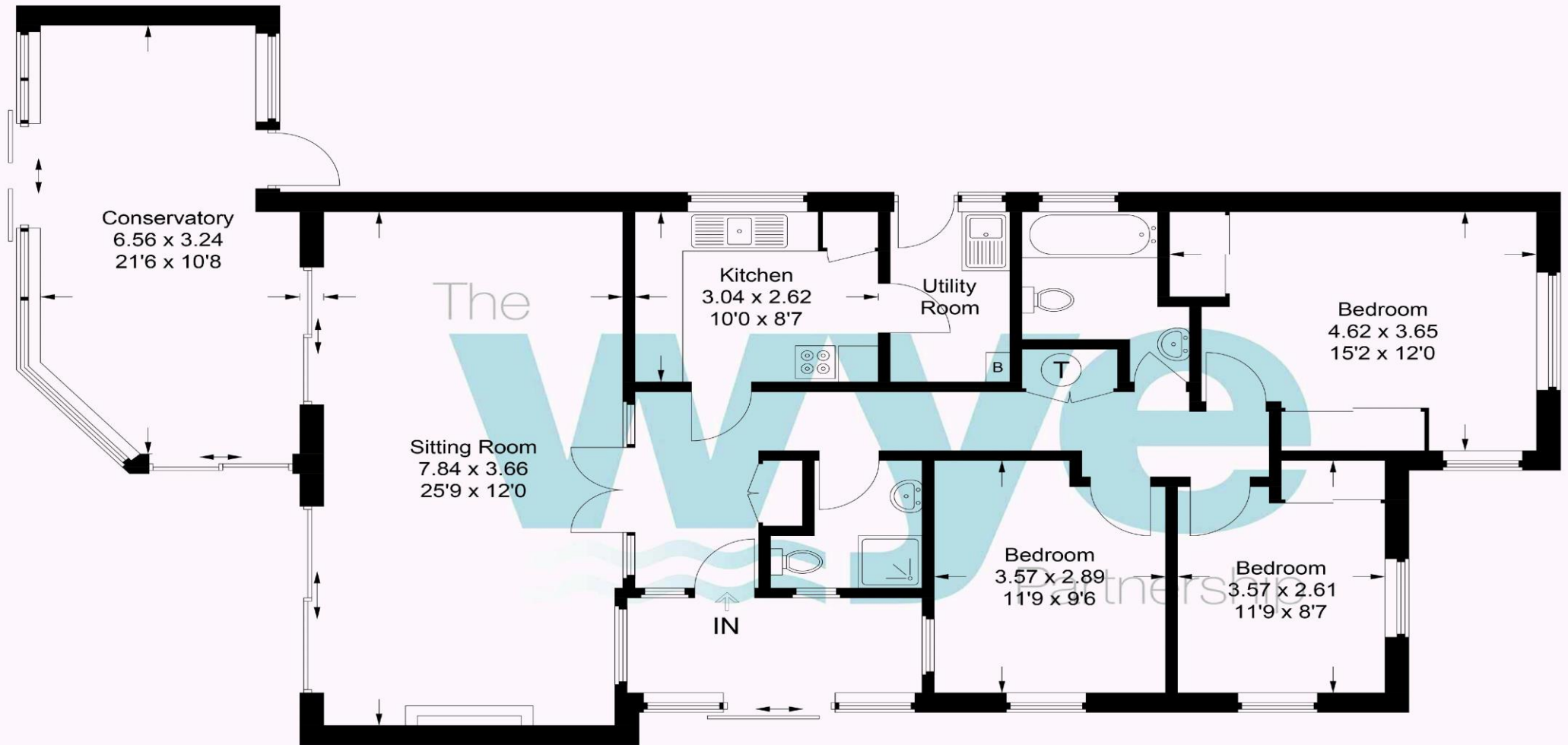
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Mayrhofen



Approximate Gross Internal Area = 127.9 sq m / 1377 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