



Hynsdale, Chiltern Road, Ballinger, Buckinghamshire, HP16 9LJ

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*A freshly decorated, light, bright and airy three bedroom, detached, bungalow in a quiet location backing onto woodlands. The property sits on a good plot, in a great location, and has scope for extension (STPP). No Onward Chain.*

Driveway | Storm Porch | Entrance Hall | Living Room | Bedroom Three/Study | Two Further Bedrooms | Family Bathroom | Kitchen | Front & Rear Gardens | No Onward Chain |

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A detached, three bedroom, bungalow offered to the market with no onward chain, ideally located on a no-through road in the heart of the picturesque village of Ballinger.

Recently refreshed, the bungalow offers traditional accommodation and a good size rear garden.

Approached via a driveway leading to a garage and front door. A welcoming entrance hall leads to all the accommodation with the large living room situated on the left, enjoying a front aspect. To the right of the entrance hall is bedroom three/study with two further double bedrooms, one with a front aspect and the principle bedroom overlooking the rear garden. The recently refreshed bathroom and kitchen both enjoy a rear aspect with the garden accessed from the kitchen.

The good size rear garden is laid mainly to lawn with mature borders, backing on to beautiful woodland. The property has further scope to enlarge, subject to the usual planning consents, and viewing is highly recommended.

**Price... Guide Price £600,000**

*Freehold*



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## LOCATION

Ballinger is a village set just to the north of Great Missenden which offers excellent shopping facilities, junior and senior schools and a main line rail link into Central London (approximately 35 minutes), ideal for the commuter. For more extensive requirements, both High Wycombe and Amersham are close by.

## DIRECTIONS

From our office in Great Missenden follow the Link Road to the A413. Keeping in the left lane turn right onto the A413 and immediately left at the next roundabout onto Frith Hill. Take the first turning on the left and follow this road through South Heath and into Ballinger (about 2 miles). On entering Ballinger pass the Memorial Hall and cricket pitch and take the next turning on the right into Chiltern Road. Hynsdale can be found towards the end of the road on the left.

## ADDITIONAL INFORMATION

EPC Band F

Council Tax Band E

## SCHOOL CATCHMENT

Lee Common Church of England School, Chartridge Combined School, Great Missenden CofE combined school, Upper School: The Misbourne School, Grammar: Chesham Grammar 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

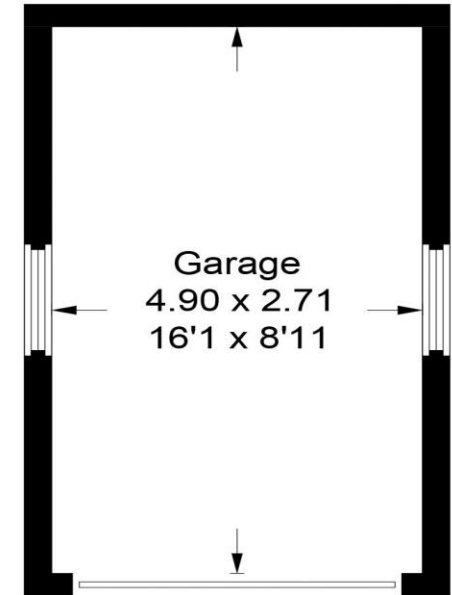
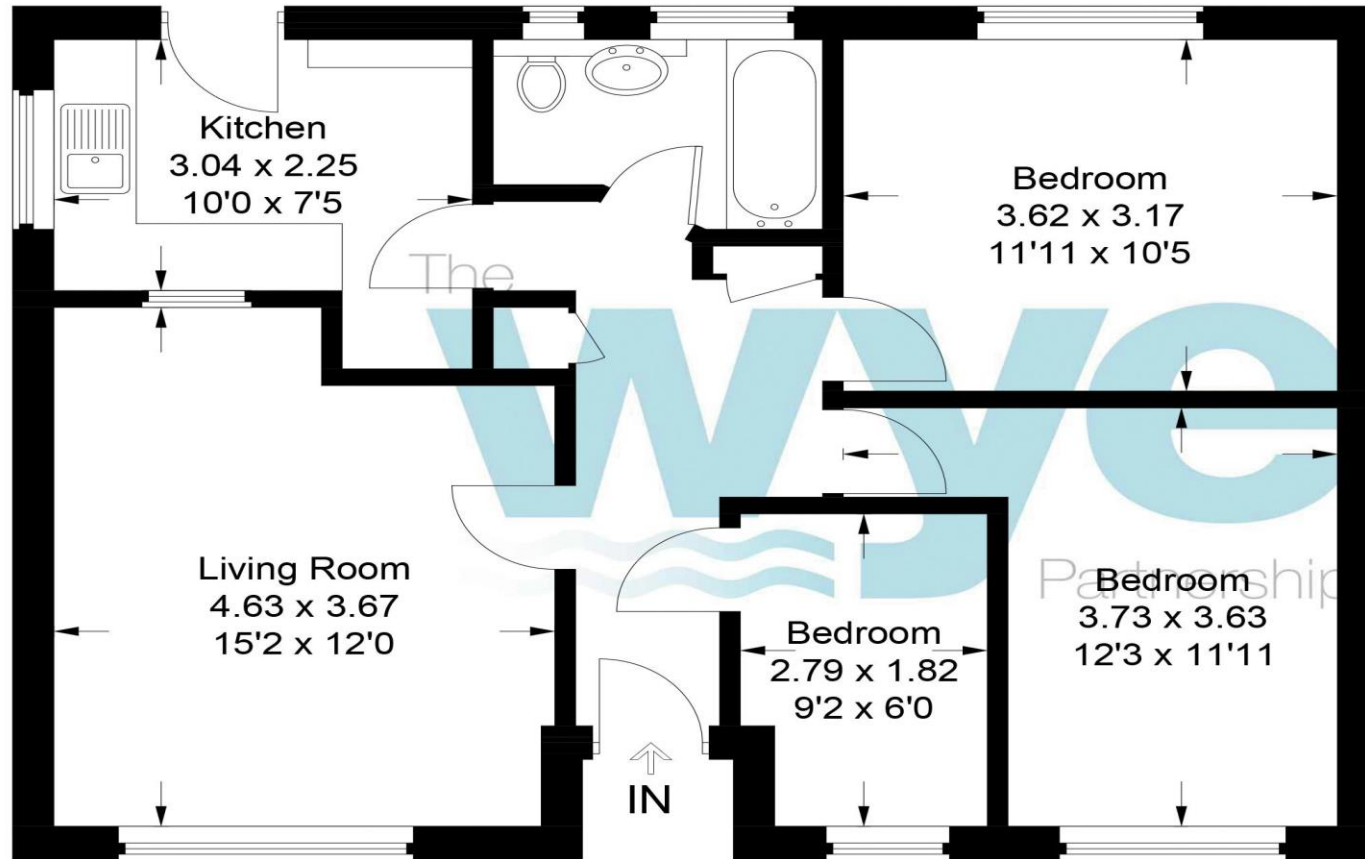
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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# Hynsdale, Chiltern Road

Approximate Gross Internal Area = 64.6 sq m / 695 sq ft  
Garage = 13.2 sq m / 142 sq ft  
Total = 77.8 sq m / 837 sq ft



**Ground Floor**

(Not Shown In Actual Location / Orientation)

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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