



Heath End Road  
Little Kingshill | Buckinghamshire

£1,350,000  
Freehold









# Heath End Lane

## Little Kingshill | Buckinghamshire

Modernised and extended by the current owner, we are pleased to offer this deceptively spacious, contemporary designed, detached family home backing onto fields.

The property would suit a family looking for a pretty countryside location, yet retaining easy access to London via Great Missenden Rail Station (Marylebone line).

Viewing is highly recommended.

Some of its many pleasing features are:

- 5 bedrooms
- Detached
- Stile through to adjacent field with a 1/5 share
  - Garage
- Large gravel driveway providing parking for many vehicles.

### First Floor

**Entrance** – Large reception hallway, Ceramic tiled floor, contemporary style staircase rising to the first floor, flush fitted under stairs storage cupboards, engineered Oak floor, spotlights.

**Cloakroom/shower room/WC** – Modern matching white suite comprising low flush WC, wash hand basin with mixer tap and cupboards under, shower cubicle with rain water shower with hand held shower, chrome vertical heated towel rail, Ceramic tiled floor, wet under floor heating, extractor fan, vanity unit with lighting and charger, spotlights.

**Kitchen/dining/sitting room** - Triple aspect, contemporary style space with double glazed double doors to the rear garden backing on to open fields, a range of matching base units and wall cabinets, Granite worktop with inset sink unit with single drainer and mixer tap, 6 ring Rangemaster with double ovens, stainless steel splash back and Rangemaster stainless steel extractor hood over, integrated Smeg stainless steel combination oven with plate warmer under, space for American style fridge freezer, integrated Bosch Dishwasher, Ceramic tiled floor, wet



Wet under floor heating system, roof lantern, engineered Oak floor, peninsula with wooden worktop, spotlights.

**Bathroom** – Modern matching white suite comprising freestanding double ended bath with corner mixer tap with handheld shower, chrome vertical heated towel rail, wash hand basin with mixer tap and cupboards under, low flush WC, Ceramic tiled floor, wet under floor heating, extractor fan, vanity unit with lighting and charger, automatic light sensor, spotlights.

**Lounge** – Sliding patio doors with roller blinds, to the sun terrace, engineered Oak floor, wet under floor heating, integrated surround sound system, two Velux windows, spotlights.

**Utility room** – Matching range of white base unit and wall cabinets, two worktops, Megaflow hot water tank, Worcester Bosch wall mounted Gas central heating boiler, Ceramic tiled floor, wet under floor heating, water softener, vented

for tumble dryer, extractor fan, spotlights.

**Bedroom two** – Dual aspect, double glazed double door to the rear garden, engineered Oak floor, wet under floor heating, access to loft.

**En-suite shower room WC** – Modern matching white suite comprising low flush WC, wash hand basin with mixer tap and cupboards under, shower cubicle with rain water, chrome vertical heated towel rail, Ceramic tiled floor, wet under floor heating, extractor fan, vanity unit with lighting and charger, automatic light sensor, spotlights.

**Bedroom five** - Engineered Oak floor, wet under floor heating, spotlights.

**Bedroom four** - Engineered Oak floor, wet under floor heating, range of built-in wardrobe cupboards, spotlights.





## First floor

**Landing** – Fitted carpet, under eaves storage, Velux window, spotlights.

**Master Bedroom** – Dual aspect, fitted carpet, range of built-in wardrobe cupboards, built-in dresser unit with drawers, views across rear garden and open fields, under eaves storage, wardrobe cupboard, radiator, spotlights.

**En-suite** - Modern matching white suite comprising low flush WC, wash hand basin with mixer tap and cupboards under, shower cubicle with rain water, chrome vertical heated towel rail, Ceramic Slate style tiled floor, extractor fan, vanity unit with lighting and charger, automatic light sensor, spotlights.

**Bedroom three** – Fitted carpet, under eaves storage, built-in wardrobe cupboards, integrated dresser unit with drawers, radiator, spotlights.

## Outside

**Rear** - Large sun terrace, mainly laid to lawn, outside light, outside tap, outside power, timber shed with power and light, stile to adjacent field which the property benefits from a 1/5 share of.

**Garage** – Up and over door, painted floor, suspended ceiling, power and light, double glazed double doors to the rear garden.

**Front** – Large sweeping gravel driveway approached via double timber five bar gates, off street parking for many cars.













Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

64 High Street, Great Missenden, Buckinghamshire HP16 0AN Tel: 01494 890990  
 Email: [info@jeremyswan.co.uk](mailto:info@jeremyswan.co.uk) To register, please visit our website at [www.jeremyswan.co.uk](http://www.jeremyswan.co.uk).  
 To unsubscribe, please log in to your account on our website and follow the instructions.



All due care has been taken in the preparation of these particulars. However no responsibility is accepted for errors, nor can any claim be entertained for any expenses or inconvenience caused by reason of the withdrawal of particulars properties from the market by previous disposal or otherwise. All properties are offered subject to contract and being available on receipt of offers. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents, buyers are advised to obtain verification from their Solicitor. Room measurements have been made using a sonic tape. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as approximate. Photographs are for illustration only, may have been taken using wide angle lenses, and may depict items which are not for sale or not included in the sale of the property.

