



High Street
Great Missenden | Buckinghamshire

£450,000 subject to contract
Leasehold



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Located in the heart of Great Missenden High Street, within easy access of local shops, cafes and railway station (Marylebone line) we offer this beautiful first floor, grade 2 listed, 3-bedroom apartment.

Some of the many features included in this deceptively spacious property are:

- Three bedrooms
- Grade II Listed building
- Gas fired central heating
- Own parking space
- Sole Agent
- Chain free

Entrance hall – Own front door. Fitted coir mat, stairs rising to the first floor to the landing, fitted carpet, exposed timber beams, storage cupboard, spotlights, radiator.

Bedroom one – Fitted carpet, built-in window unit with storage, exposed timber beams, radiator.

Bedroom two – Fitted carpet, exposed timber beams, walk-in wardrobe area, radiator.



Dining room/sitting room – Fitted carpet, exposed timber beams, spotlights, radiator.

Bathroom – Fitted with a modern white suite comprising paneled bath with separate shower over, shower screen, pedestal wash hand basin, low flush WC, slate tiled floor, exposed timber beams, spotlights, extractor fan, radiator.

Kitchen – Dual aspect, fitted with a range of base units and granite worktop, inset one and



a half bowl, black sink unit with single drainer and mixer tap, four ring gas hob, integrated electric fan oven with grill, space for fridge freezer, plumbing for washing machine, storage cupboard housing Worcester Bosch wall mounted gas central heating boiler, radiator.

Bedroom three – Fitted carpet, spotlights, radiator.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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