



**Colville Court**  
Great Missenden | Buckinghamshire

**£675,000** Subject to contract  
**Freehold**



# Colville Court

## Great Missenden | Buckinghamshire

Located with the heart of Great Missenden, we offer this well presented, contemporary designed four bedroom house. Benefiting from a west facing rear garden, a garage and a spacious open planned design, some of its other many pleasing features include:

- 4 bedrooms, 2 bathrooms
- Walking distance of local shops and Great Missenden rail station
- Gas fired central heating and double glazing
- Garage plus off street parking
- South west facing rear courtyard garden
- Open plan kitchen diner
- Sole agent



### Ground floor

**Entrance hall** – Coir mat, wood effect ceramic tiled floor, radiator.

**Downstairs WC/Utility room** – Fitted with a modern matching white suite comprising low flush WC, wash hand basin with corner mixer tap, radiator, wood effect ceramic tiled floor, plumbing for washing machine, space and vented for tumble dryer, storage cupboards, worktop, spotlights.

**Sitting room** - Built-in storage units, contemporary style vertical radiator, second radiator, wall lights, sliding double glazed doors to a south west facing courtyard garden, wood effect ceramic tiled floor, bi-folding glazed doors through to an open plan Kitchen/dining room.

**Kitchen** – Matching base units and wall cabinets, Corian worktop with inset sink unit with single drainer and chefs mixer tap, peninsula with integrated Neff induction hob with rising extractor, integrated Neff combined microwave oven and grill, integrated Neff fan oven, wood effect ceramic tiled floor, radiator, storage cupboard, contemporary style radiator, integrated Miele dishwasher.

### First floor

**Landing** – Fitted carpet, access to loft by electric remote controlled loft ladder, boarded with power and light, Worcester Bosch combination boiler, water softener, solar panels to provide hot water, storage cupboard.

**Master bedroom** – Fitted carpet, built-in wardrobe cupboards.

**Ensuite shower/WC** – Matching white suite comprising shower cubicle, wash hand basin with mixer tap, enclosed cistern WC, radiator with heated towel rail surround, extractor fan, spotlights, built-in wardrobe cupboards, radiator.

**Bedroom three** – Fitted carpet, radiator.

**Bathroom** – Matching white suite comprising a jacuzzi whirlpool bath with corner mixer tap, separate Mira shower over, shower screen, pedestal wash hand basin with mixer tap, low flush WC, white vertical electric heated towel rail, extractor fan, ceramic tiled floor, built-in vanity storage unit.

**Bedroom two** - Fitted carpet, radiator.



**Bedroom four** - Fitted carpet, radiator, built-in storage.

### Outside

**Garage** – Remote controlled electric roller up and over door, power and light, white worktop with an inset white one and half bowl sink unit and single drainer, electric water heater above, wall cabinets.

**Courtyard** – TimberTech decking and paved area, brick trend raised beds which are well stocked with flowers and shrubs, contemporary style glass canopy, electric points, tap, outside lights, gate to rear courtyard, off street parking for one car.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	75	
(55-68)	D		
(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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