



**High Street**  
Great Missenden | Buckinghamshire

**£555,000** Subject to contract  
Freehold



# High Street

## Great Missenden | Buckinghamshire

We are delighted to offer this beautiful character cottage with a particularly long garden and located within Great Missenden village within easy walking distance of the shops and rail station (London Marylebone).

- 2 Bedrooms
- Approximately 125' of rear garden
- Character cottage
- Village centre location
- Kitchen breakfast room
- Gas fired central heating
- First floor bathroom
- Sole agent



### Ground floor

**Sitting room** – Solid wood parquet floor, cast iron feature fireplace, three radiators, stairs rising to the first floor, under stairs storage cupboard.

Steps rising to the kitchen approached through double multiplane doors.

**Kitchen/dining room** – Fitted with a range of matching base units and wall cabinets, wooden worktop with inset one and a half bowl white sink

unit with single drainer and mixer tap, wall mounted Worcester Bosch gas combination boiler, space for a gas cooker, ceramic tiled floor, storage cupboard, double glazed double doors leading to the large rear garden.

### First floor

**Landing** – Spacious, stripped wood floorboards, access to loft, built in wardrobe cupboards.


**Bedroom two** – Stripped wood floorboards, radiator.

**Bathroom** – Matching white suite comprising a P-shaped bath with corner mixer tap with shower attachment, shower screen, low flush WC, wash hand basin with mixer tap with cupboards under, ceramic tiled floor, heated towel rail, extractor fan.

### Outside

Large timber decking, storage unit with leaded roof, mainly laid to lawn, well stocked flower and shrub borders, summer house with power and lights, outside tap, potting shed with power and light.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 





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