



Sylvia Close
Great Missenden | Buckinghamshire

£1,300,000 subject to contract
Freehold



Copper Beech

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Situated at the end of this highly desirable cul de sac, we are pleased to offer this particularly spacious extended 4 bedroom detached family house. Requiring decoration and modernisation, this property is ideal for a family looking to stamp their own mark on their home, have easy access into London, yet be surrounded by the beautiful Chiltern countryside.

- Large west facing garden backing onto fields
- Required decoration and modernisation
- Four reception areas
- Four bedrooms
- Three bathrooms
- Gas fired central heating
- Double garage and own driveway
- Chain free
- Sole agent



Ground floor

Entrance hall – Spacious, fitted carpet, stairs rising to the first floor, large coats cupboard, wall lights, radiator.

Downstairs cloakroom WC – Matching white suite comprising low flush WC, pedestal wash hand basin, fitted carpet, radiator.

Sitting room – Dual aspect, fitted carpet, sliding double glazed patio doors leading to the west facing rear garden, fireplace with inset log burning stove, wooden mantelpiece surround on a marble hearth, double glazed bay window, wall lights, three radiators.

Study – Fitted carpet, wall lights, radiator.

Dining room – Large dual aspect, sliding double glazed patio doors leading to the west facing garden, wall lights, fitted carpet, radiator.

Kitchen – Fitted with a matching range of base units and wall cabinets, worktop and inset one and a half bowl sink unit with single drainer and mixer tap, plumbing for dishwasher, integrated electric fan oven and grill, four ring gas hob with a diffuser extractor over (un-tested), vinyl tiled floor, large pantry cupboard, radiator.

Rear lobby – Vinyl tiled floor, double glazed door to west facing sun terrace.

Utility boot room – Fitted with a range of storage cupboards, base units with worktop and inset stainless steel sink unit with single drainer with mixer tap, water softener, wall mounted Worcester Bosch gas central heating boiler, door to garage.

First floor

Landing – Galleried, fitted carpet, radiator.

Family bathroom WC – Matching suite comprising panel bath with mixer tap, shower attachment, shower curtain and rail, pedestal wash hand basin with corner mixer tap, low flush WC, bidet, vinyl floor, airing cupboard housing a lagged copper cylinder hot water tank, radiator.

Bedroom four – Fitted carpet, built-in wardrobe cupboards, access to loft, two radiators.

Bedroom three – Dual aspect, fitted carpet, built-in wardrobe cupboards, two radiators.

Principle bedroom – Fitted carpet, wall lights, radiator, dressing area with fitted wardrobe cupboards with mirror doors.

Ensuite WC – Panel bath with mixer tap and shower attachment, low flush WC, bidet, pedestal wash hand basin



with mixer tap, shower cubicle, vinyl floor, spotlights radiator.

Bedroom two – Fitted carpet, dressing area with fitted wardrobe cupboards with mirror doors, radiator.

Ensuite WC – Corner shower cubicle, pedestal wash hand basin with mixer tap, bidet, low flush WC, vinyl floor, radiator.

Outside

Front – Gravel driveway providing off street parking for many cars, mainly laid to lawn with well stocked flower and shrub borders.

Garage – Double garage with electric up and over door, power and light.

Rear – Large west facing sun terrace, mainly laid to lawn with well stocked flower and shrub borders, mature trees, backing onto fields, large summer house, greenhouse.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	67	
(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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