



Aylesbury Road
Great Missenden | Buckinghamshire

£565,000 Subject to contract
Freehold



Blackhorse Cottages

Great Missenden | Buckinghamshire

Extended by the previous owners, we offer this spacious semi detached house on the edge of Great Missenden and within easy access of the shops, cafes and rail station (Marylebone Line). Offering 3 bedrooms, one of which has an ensuite and is on the ground floor, this property particularly suits a buyer looking to downsize to be within Great Missenden. Some of its many pleasing features include.

- Three bedrooms
- A downstairs bedroom with an ensuite shower room
- Gas fired central heating and double glazing
- Beautiful open plan kitchen, dining, sitting room
- Large utility room
- West facing rear garden
- Easy access to Great Missenden
- Garage and own driveway
- Sole agent



Ground floor

Entrance porch – Terracotta tiled floor.

Entrance hall – Wood floor, stairs rising to the first floor.

Open plan sitting/dining room/kitchen

Sitting room - Wood floor, radiator, open fireplace with an inset cast iron log burning stove sat on a brick tiled hearth, double glazed double doors to the west facing garden.

Dining room – Wood floor, wall cabinets with tiled splash back, spotlights, contemporary style radiator.

Kitchen – Fitted with a range of matching base units and wall cabinets, wood effect worktops with inset one and half bowl white sink unit with single drainer and mixer tap, side drinking water tap, four ring ceramic hob with two ring stainless steel gas hob companion to the side, splash back, stainless steel Bosch extractor hood over, spotlights, two ceiling lanterns with vents, integrated electric fan oven, space for an American style fridge freezer, space and plumbing for dishwasher, pot sink, double glazed door leading to the west facing garden, ceramic tiled floor.

Utility room – matching base units and wall cabinets, worktop with stainless steel sink unit with single drainer and mixer tap, plumbing for washing

machine, extractor fan, radiator, spotlights, wall mounted gas central heating boiler, ceramic tiled floor.

Bedroom three – Currently used as a study, fitted carpet, spotlights, radiator.

Ensuite shower room WC – Shower cubicle, wash hand basin, low flush WC, vinyl floor, chrome vertical heated towel rail, spotlights, extractor fan.

First floor

Landing – Fitted carpet, access to loft via a pull-down ladder and part boarded, airing cupboard



housing a lagged copper cylinder hot water tank.

Bathroom WC – Dual aspect, modern matching white suite comprising paneled bath with mixer tap and separate shower over, shower screen, enclosed wash hand basin with cupboards under, enclosed cistern WC, chrome vertical heated towel rail, spotlights, tiled floor.

Principle bedroom – Views across fields, stripped wood floorboards, storage cupboard, a range of wardrobe cupboards with drawers, radiator.

Bedroom two - Stripped wood floorboards, radiator.

Outside

Front – Off street parking for two cars.

Rear – West facing garden affording the sunshine in the afternoons, three timber sheds, a particularly well stocked flower and shrub borders, remainder laid to lawn, gravel sun terrace, side pedestrian access, outside light, outside tap.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	60	
(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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