



**Wrights Yard**  
Great Missenden | Buckinghamshire

**£725,000** subject to contract  
Freehold



# Wrights Yard

## Great Missenden | Buckinghamshire

Located at the end of this highly desirable, private cul de sac and in the heart of Great Missenden village we offer this surprising spacious 4 bedroom home. Presented in beautiful condition, the property lends itself to a buyer looking for a centre of village location and pedestrian access to Great Missenden rail station (Marylebone line). Some of its many pleasing features include:

- 4 bedrooms
- Ensuite bathroom and family shower room
- Garage and off street parking
- Private road location in the heart of Great Missenden
- Gas fired central heating and double glazing
- Sole agent



### Ground floor

**Entrance hall** – Spacious, stairs rising to the first floor, under stairs storage cupboard, radiator with cover, solid wood floor, spotlights.

**Downstairs Cloakroom WC** – Recently re-fitted, low flush WC, wash hand basin with corner mixer tap with cupboards under, paneling to dado rail, radiator with cover, limestone effect tiled floor spotlights.

**Kitchen/Breakfast room** – Fitted with a range of matching base units and wall cabinets, granite worktop with inset one and half bowl Blanco sink unit with single drainer and mixer tap, integrated washer dryer machine, four ring stainless steel gas hob with stainless steel extractor diffuser over, electric fan oven, integrated fridge freezer, radiator with cover, limestone effect tiled floor, downlighting, spotlights.

**Living/Dining room** – Cast iron fireplace with inset living flame fire, wooden mantelpiece surround, granite hearth, storage cupboard, two sets of double glazed multipaned doors to the west facing garden, radiators with covers, solid wood floor, spotlights.

### First floor

**Landing** – Fitted Sisal carpet, airing cupboard housing a pressurised hot water tank, two storage cupboards, stairs rising to the top floor, spotlights.

**Principal bedroom** – Solid wood floor, range of built-in wardrobe cupboards, drawers and television unit, radiator with cover, spotlights.

**Ensuite shower room WC** – Modern matching white suite comprising paneled bath with mixer tap and separate rain-water shower over, shower screen, built-in storage units, limestone effect worktop with a white wash hand basin with corner mixer tap, chrome vertical heated towel rail, enclosed cistern WC, limestone tiled floor, extractor fan, spotlights.

**Bedroom two** – Fitted Sisal carpet, radiator with cover, spotlights.

**Bathroom WC** – Large shower cubicle with rain-water shower head, low flush WC, wash hand basin with corner waterfall mixer tap with storage cupboards under, limestone tiled floor, chrome vertical heated towel rail, extractor fan, spotlights.



## Top floor

**Landing** – Fitted sisal carpet, spotlights.

**Bedroom three** – Fitted sisal carpet, storage cupboard, radiator, paddle staircase rising to a mezzanine area currently used as storage with Velux window, spotlights.

**Bedroom four** - Fitted sisal carpet, wardrobe cupboard with a wall mounted gas heating boiler, radiator, spotlights.

## Outside

**Front** – Garage on block with up and over door plus an allocated parking space, outside tap.

**Rear** – Landscaped garden, sun terrace, outside light, remainder mainly laid to lawn with well stocked flower and shrub borders, small timber shed.





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>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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