



Church Street
Great Missenden | Buckinghamshire

£495,000 subject to contract
Freehold


JeremySwan

Church Street

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We are pleased to offer this two bedroom character cottage located in the highly desirable Conservation area and walking distance of Great Missenden High Street with its shops, cafes, and rail station (Marylebone line).

- Two Bedrooms
- Two Bathrooms
- South facing rear garden

Ground floor

Entrance Hall – Stripped wood parquet flooring, radiator.

Sitting Room – Dado rail, stripped wood flooring, cast iron fireplace with tiled hearth, built-in cupboard, radiator.

Kitchen/Breakfast room – Range of matching base units and wall cabinets, granite worktop, ceramic sink, five ring range style oven, extractor hood over, spotlights, wood laminate flooring, under stairs storage cupboard, exposed timber beams, open to the office space, radiator.



Office space – Double doors to rear garden, Velux window, brick-built fireplace with wooden mantel and decorative multi-fuel burner, terracotta tiled floor.

Utility space - Storage cupboard with washing machine, housing gas boiler, spotlights, stone flooring.

Downstairs bathroom/W/C – Free-standing claw footed roll top bath, low flush WC, pedestal wash hand basin, stripped wood flooring, spotlights, cast iron radiator.

First floor

Landing – Fitted carpet, access to loft.

Bedroom Two – Fitted carpet, over stairs storage, radiator.

Family Shower Room/WC – Corner shower cubicle, pedestal wash hand basin, low flush WC, stripped wood flooring, cupboard housing lagged hot water tank, radiator.

Spacious Master Bedroom – Fitted carpet, cast iron fireplace with tiled slips, two radiators.



OUTSIDE

Outside

Rear garden – South facing landscaped rear garden with small sun terrace, mainly laid to lawn with mature flower and shrub borders, wood storage shed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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