



St Margarets Grove
Great Kingshill | Buckinghamshire

£635,000 subject to contract
Freehold



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We are pleased to offer this beautifully presented three bedroom linked detached family house located within this quiet residential cul de sac. Located within the highly desirable village of Great Kingshill, the property is within walking distance of a local shop and restaurant and benefits from being a short drive away from Great Missenden rail station, Marylebone.

- Three bedrooms
- Potential to extend subject to the necessary planning
- Garage with electric rolling door and own driveway
- Double glazing and gas fired central heating
- South facing rear garden
- Kitchen and utility room
- Sole agent



Ground floor

Entrance hall – Oak laminate floor, floor to ceiling windows with colonial style shutters, radiator, large under stairs storage cupboard potential for downstairs cloakroom WC or small study area.

Kitchen – Fitted with a range of matching base units and wall cabinets, wooden worktop with inset stainless steel sink unit with single drainer and mixer tap, plumbing for dishwasher, five ring gas range with electric double oven and drawer under, glass and stainless steel diffuser extractor, Indian slate style ceramic floor, water softener, spotlights.

Utility area – Plumbing for washing machine, space for tumble dryer with venting, wall mounted Worcester Bosch gas combination boiler, space for American style fridge freezer, Indian slate style ceramic floor, door through to the garage.

Sitting/dining room – Dual aspect, fitted carpet, two radiators, open fireplace with inset cast iron Aga multifuel stove, floor to ceiling casement door to the south facing rear garden.

First floor

Landing – Fitted carpet, radiator, colonial shutter.

Principal bedroom – A range of built-in wardrobe cupboards with matching drawers, fitted carpet and oak laminate floor, radiator.

Bedroom two – Fitted carpet, radiator.

Bedroom three – Fitted carpet, radiator, built-in wardrobe cupboards.

Bathroom WC – Modern matching white suite comprising roll-top claw-footed bath with centre Victorian style mixer taps with shower attachment, low flush WC, pedestal wash hand basin with mixer, tap, shower cubicle, chrome vertical heated towel rail, ceramic tiled floor, extractor fan, spotlights, electric wall mounted heater.



Outside

Front – Mainly laid to lawn with own driveway providing off-street parking, outside tap.

Rear – South facing garden, mainly laid to lawn with well stocked flower and shrub borders, large south facing sun terrace, outside tap, outside lights, greenhouse, two timber sheds.

Garage – Electric Hormann Rollmatic door, power and light, composite stable door to the south facing rear garden.





64 High Street, Great Missenden, Buckinghamshire HP16 0AN Tel: 01494 890990
Email: info@jeremyswan.co.uk To register, please visit our website at www.jeremyswan.co.uk.
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