



Upper Hollis  
Great Missenden | Buckinghamshire

£1,100,000 subject to contract  
Freehold



# Lee View

## Great Missenden | Buckinghamshire

We are pleased to offer this deceptively spacious four-bedroom detached bungalow located within this highly sought after residential cul-de-sac. The property is within walking distance of local shops and restaurants and Great Missenden rail station.

- Four bedrooms
- Potential to extend subject to the necessary planning
- Double garage and driveway for several vehicles
- South east facing rear garden
- No upper chain
- Sole agent



### Ground floor

**Entrance porch** – Spacious, floor to ceiling picture windows, York stone floor, west facing for afternoon sun.

**Reception entrance hall** – L-shaped, fitted carpet, two radiators, storage cupboard, large linen cupboard housing a lagged copper cylinder hot water tank, access to loft via a pull-down ladder.

**WC** – Matching white suite comprising low flush WC, pedestal wash hand basin with mixer tap, vertical heated towel rail, ceramic tiled floor, circular leaded window, spotlights.

**Sitting room** – Approached by the entrance hall via multi-pane doors, dual aspect, fitted carpet, two radiators, square bay window, wall lights, fireplace with a York stone surround and timber mantel sat on a York stone

hearth, double glazed double leaded doors to the rear garden.

**Dining room** - Approached by the entrance hall via multi-pane doors, fitted carpet, radiator, square bay window.

**Kitchen** – Fitted with a range of matching base units and wall cabinets, worktop with one and half bowl stainless steel sink unit with single drainer and mixer tap, integrated Siemens electric fan oven, Siemens plate warmer, Siemens microwave combination oven, integrated Siemens fridge, pull-out larder cupboard, four ring hob, extractor hood over, carpet tiles, radiator.

**Utility room** – Matching base units and wall cabinets, worktop, space for fridge freezer, plumbing for washing

machine, space for condensing tumble dryer, carpet tiles, double glazed door to the rear garden, wall mounted Glow-worm gas central heating boiler.

**Principal bedroom** – Fitted with a comprehensive range of wardrobe cupboards with matching dressing table and drawers, fitted carpet, radiator, bed side wall lights.

**Ensuite** – Spacious, modern contemporary suite comprising large wash hand basin with mixer tap, floating WC with enclosed cistern, large walk-in shower cubicle with heated towel rail, extractor fan, spotlights, chrome heated towel rail, storage cupboards, fitted carpet, mirror with back lighting.

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



**Bedroom three** – Fitted carpet, radiator.

**Bedroom four** – Fitted carpet, radiator.

**Bathroom** – Matching suite comprising panelled bath with corner mixer tap and shower attachment, low flush WC, pedestal wash hand basin with corner mixer tap, fully tiled, radiator, ceramic tiled floor, spotlights.

### Outside

**Front** – Shared driveway leading to own driveway providing off street parking for several cars, side pedestrian access.

**Garage** – Electric remote controlled up and over door, power and light, door leading to the rear garden.

**Rear** – Mainly laid to lawn, particularly well-stocked flower and shrub borders, summer house, large sun terrace, outside light, outside tap, one electric awning over the Kitchen window, additional manual awning over the Sitting room rear doors and windows.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>	71	
(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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