



St Margarets Grove
Great Kingshill | Buckinghamshire

£665,000 subject to contract
Freehold



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We are pleased to offer this extended three-bedroom link detached home 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.

- Three bedrooms
- Garage with up and over door and driveway
- Double glazing and gas fired central heating
- South facing rear garden
- Sole agent



Ground floor

Entrance hall – Spacious, wood effect vinyl floor, under stairs storage cupboards, radiator, stairs rising to the first floor.

Downstairs shower room WC – Wood effect vinyl floor, matching white suite comprising low flush WC, wash hand basin with mixer tap, shower cubicle, spotlights, extractor fan, chrome vertical heated towel rail.

Kitchen breakfast room – Fitted with a range of matching base units and wall cabinets, worktop with inset one and a half bowl stainless steel sink unit with single drainer and mixer tap, Neff five ring

stainless steel gas hob, Neff stainless steel diffuser extractor hood over, integrated Neff electric fan oven and grill, plumbing for dishwasher, plumbing for washing machine, Neff integrated fridge freezer, radiator, LVT floor, serving hatch through to the dining area, down lighting, spotlights, double glazed door to the side tunnel entrance.

Dining room – Dual aspect, open plan, fitted carpet, radiator, serving hatch to kitchen, open to Sitting area.

Sitting room – Radiator, feature fireplace with wooden mantelpiece surround, limestone hearth with inset electric feature fire, wall lights, double glazed double doors to the rear garden.

Study/playroom – Dual aspect, wood laminate floor, radiator.

First floor

Landing – Fitted carpet, radiator, airing cupboard housing a pressurised hot water tank and wall mounted Worcester Bosch gas central heating boiler, access to part-boarded loft via a pull-down ladder, power and light.

Principal bedroom – Fitted carpet, radiator, range of built-in wardrobe cupboards with matching set.

Bedroom two – Fitted carpet, radiator.

Bedroom three – Fitted carpet, radiator.



Bathroom – Modern matching white suite comprising panelled bath with mixer tap, Aqualisa shower system with rain-water shower head and hand held attachment, shower screen, low flush WC, wash hand basin with mixer tap and storage under, chrome vertical heated towel rail, ceramic tiled floor, spotlights, no-touch electric mirror.

Outside

Front – Brick paved driveway providing off-street parking for two cars, outside light, outside tap. Tunnel access to the rear garden via a double glazed door.

Garage – Up and over door, power and light, double glazed door to the rear garden

Rear – Large sun terrace, remainder mainly laid to lawn, outside light, timber shed with power.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(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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