



**Sly Corner**  
Lee Common | Buckinghamshire

**£895,000** subject to contract  
Freehold



# High View

## Lee Common | Buckinghamshire

We are pleased to offer this three bedroom detached chalet style property, in highly desirable Lee Common. The property benefits from a private south west facing plot, has off street parking, and offers great potential for modernisation and extension (subject to the necessary permissions).

- Three bedrooms
- Potential to extend subject to the necessary permissions
- South-west facing rear plot
- Sought after no through road
- Sole agent



### Ground floor

**Entrance lobby** – Double glazed entrance lobby, Quarry tiled floor, front door leading through to spacious entrance hall.

**Entrance hall** – Fitted carpet, radiator, open tread staircase rising to the first floor, airing cupboard housing a lagged copper cylinder hot water tank, access to loft.

**Living room** – Fitted carpet, radiator, wall light, fireplace with York stone surround, terracotta tiled mantel and terracotta hearth, double glazed door leading to south facing sun terrace, double multiplane doors through to a dining room.

**Dining room** – Fitted carpet, radiator, serving hatch to the kitchen.

**Kitchen** – A range of matching base units and wall cabinets, worktop with inset stainless steel sink unit with single drainer and mixer tap, plumbing for slimline dishwasher, space for cooker, oil fired gas fired central heating boiler (untested) double glazed door to side pedestrian access, space for fridge freezer, plumbing for washing machine, vinyl tile floor.

**Bedroom two** – Dual aspect, fitted carpet, radiator.

**Bedroom three** – Fitted carpet, radiator, built-in wardrobe cupboards with sliding doors.

**Bathroom** – Recently fitted with a modern white suite comprising panel bath with mixer tap with separate shower over and shower screen, pedestal wash hand basin with mixer tap, chrome vertical heated towel rail, ceramic tiled floor.

**WC** – Low flush WC, wash hand basin with side mixer tap, storage cupboard under, radiator, ceramic tiled floor.

### First Floor

**Landing** – Fitted carpet, galleried, access to under eaves storage.

**Bedroom one** – Fitted carpet, Velux window with blind, radiator, built-in wardrobe cupboards.



**Ensuite WC** – Matching suite comprising low flush WC, pedestal wash hand basin with mixer tap, shower cubicle, fitted carpet, radiator, Velux window with blind, access to large under eaves storage.

### Outside

**Front** - Gravel driveway providing off-street parking, well stocked flower and shrub borders.

**Rear** – South facing sun terrace, remainder mainly laid to lawn, well stocked flower and shrub borders, views across the countryside. Side pedestrian access, outside tap, two brick-built storage shed one housing the oil tank, a south facing potting shed, garage with up and over door with power and light.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	27	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

64 High Street, Great Missenden, Buckinghamshire HP16 0AN Tel: 01494 890990  
 Email: [info@jeremyswan.co.uk](mailto:info@jeremyswan.co.uk) To register, please visit our website at [www.jeremyswan.co.uk](http://www.jeremyswan.co.uk).  
 To unsubscribe, please log in to your account on our website and follow the instructions.



All due care has been taken in the preparation of these particulars. However no responsibility is accepted for errors, nor can any claim be entertained for any expenses or inconvenience caused by reason of the withdrawal of particulars properties from the market by previous disposal or otherwise. All properties are offered subject to contract and being available on receipt of offers. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents, buyers are advised to obtain verification from their Solicitor. Room measurements have been made using a sonic tape. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as approximate. Photographs are for illustration only, may have been taken using wide angle lenses, and may depict items which are not for sale or not included in the sale of the property.