



**Sylvia Close**  
Great Missenden | Buckinghamshire

**£1,800,000** subject to contract  
Freehold



# Sylvia Close

## Great Missenden | Buckinghamshire

We have pleasure in offering this stunning 4 bedroom detached family house located on one of the area's most highly regarded private cul de sacs. Having been extended, completely remodelled and renovated by the current owners, their attention to detail throughout this house is exceptional.

- Large west facing landscaped garden with two sun terraces
- Completely renovated and modernized by the current owners
- Stunning vaulted principal bedroom with walk in dressing room, ensuite shower room and Juliet balcony.
- Four bedrooms
- Gas fired central heating and double glazing
- Composite Silver Lux front door and garage door
- Under floor heating
- 3 phase electric supply
- Car charging point
- Sole agent



### Ground Floor

Dual aspect spacious reception entrance hall, ceramic tiled floor with electric under floor heating system, thermostat, column style radiator, storage cupboards with tread lighting, stairs rising to the first floor with glass and oak balustrades, door to integral garage, spotlights.

**Kitchen/Breakfast Room** - Dual aspect, glazed double doors from the reception hall into the kitchen/breakfast room, ceramic tiled floor with electric under floor heating system, thermostat, range of matching base units and wall cabinets, worktop with a Blanco stainless steel sink with single drainer, Quooker mixer tap, side soap dispenser, two integrated Whirlpool electric fan ovens, two integrated Whirlpool microwave combination ovens, island unit, stainless steel Neff six ring gas hob, matching stainless steel Neff extractor hood over, integrated Hotpoint dishwasher, two integrated Hotpoint sliding drawer fridges, breakfast bar end, downlighting, flush mounted ceiling speakers for Sonos system, spotlights.

**Breakfast Room** – Two sets of bi-folding doors onto the west facing sun terrace and rear garden, vertical contemporary style radiator, spotlights.

Rear galleried walkway with double glazed double doors on to the west facing rear garden, plus two double glazed floor to ceiling casement doors, double glazed floor to ceiling casement window, ceramic tiled floor with electric under floor heating system, vertical contemporary style radiator, spotlights.

**Study** – Fitted carpet, oak and glass double doors, custom made steel storage cupboards, drawers and shelves with integrated lighting, radiator, spotlights.

**Boot Room** – Dual aspect, ceramic tiled floor with electric under floor heating system, double glazed multi pane casement door to side pedestrian access, matching base units and wall cabinets, integrated freezer, wooden worktop with inset stainless steel sink unit with corner chefs style mixer tap, plumbing for washing machine, space and venting for tumble dryer, vertical contemporary style radiator, spotlights.

**Downstairs Shower Room WC** – Modern matching white suite comprising low flush WC, wash hand basin with side mixer tap and storage cupboard under, shower cubicle, extractor fan, Dyson air blade hand dryer, ceramic tiled floor with electric under floor heating system, vertical contemporary style radiator, spotlights.

**Sitting Room** – Fitted carpet, open fireplace with limestone mantelpiece surround with a granite hearth, two sets of glazed double doors to the kitchen and galleried walkway, vertical contemporary style radiator, built-in storage cupboard, wall lights, flush mounted ceiling speakers for Sonos system, spotlights.

### First floor

**Landing** – Galleried, fitted carpet, contemporary style open glass balustrades, access to boarded loft via a pull-down ladder with power and light, loft also storage to Valliant boiler and hot water tank, vertical contemporary style radiator, spotlights.



**Vaulted Principal Bedroom Suite** – A spectacular dual aspect bedroom with paneled walls, fitted carpet, three vertical contemporary style radiators, double glazed multi pane double doors to oak and glass Juliet balcony, remote control electric Velux windows with integrated electric blinds, spotlights.

**Walk-in Dressing Room** – Fitted carpet, vertical contemporary style radiator, clothes hanging and drawers, storage cupboard, spotlights.

**Ensuite Shower Room WC** – Modern matching white suite comprising large walk-in shower cubicle with rain-water shower head and handheld shower attachment, wash hand basin with mixer tap with drawer under, low flush WC, fully tiled, extractor fan, vertical heated towel rail, ceramic tiled floor with electric under floor heating system, spotlights.

**Bedroom Two** – Dual aspect, fitted carpet, two column style radiators, under eaves storage cupboards, spotlights.

**Ensuite Shower Room WC** – Modern matching white suite comprising shower cubicle, wash hand basin with mixer tap with storage cupboards under, low flush WC, fully tiled, fully tiled, extractor fan, vertical heated towel rail, ceramic tiled floor with electric under floor heating system, spotlights.

**Bedroom Three** – Dual aspect, fitted carpet, radiator, spotlights.

**Bedroom Four** - Fitted carpet, built-in wardrobe cupboards, column style radiator, spotlights.



**Family Bathroom** – Large walk-in shower cubicle with rain-water shower head and handheld shower, wash hand basin with mixer tap and drawers under, low flush WC, paneled bath with a corner mixer tap and shower attachment, extractor fan, two vertical heated towel rails, ceramic tiled floor with electric under floor heating system, spotlights.



## Outside

**Front** - Electric remote controlled double timber gates, gravel resin drive with additional gravel path, three phase electricity to the property, car charging point, landscaped lighting.

**Garage** – Silver Lux composite up and over door, double garage, currently used as a cinema and gym area, Resin floor with electric under floor heating, double glazed composite door through to the side pedestrian access, storage cupboards, wiring for ceiling projector, flush mounted ceiling speakers for Sonos system, spotlights.

**Rear** – Landscaped west facing, large south and west facing sun terrace with a polished Indian sandstone paving, landscaped lighting, steps rising to a lawn with well stocked flower and shrubs borders, second sun terrace adjacent to kitchen and ideal for dining, composite shed, outside lighting and outside tap to the side, three external electrical sockets.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
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