



**Broombarn Lane**  
Great Missenden | Buckinghamshire

**£580,000** subject to contract  
Freehold



# Loganberry

## Great Missenden | Buckinghamshire

Located on one of the area's most popular roads, within walking distance of Great Missenden with its shops, cafes and rail station (Marylebone Line). Built in 2019 this beautiful, modern, semi-detached house is fitted throughout to a high standard including a wet underfloor heating to ground floor and double glazing throughout. Some of its many pleasing features include:

- West facing rear garden
- Three bedrooms, family bathroom and ensuite shower room
- Wet under floor heating throughout the ground floor
- Off street parking for two cars
- Double glazing
- EPC B rated
- Kitchen breakfast room
- Sole agent



### Ground floor

**Entrance hall** – Spacious, fitted carpet, stairs rising to the first floor, under stairs storage cupboard, spotlights.

**Downstairs cloakroom WC** – Modern matching white suite comprising with enclosed cistern with floating WC, Wash hand basin with side mixer tap and storage under, LVT floor, extractor fan, spotlights.

**Kitchen/breakfast room** – Range of matching base units and wall cabinets, granite worktop with inset one and half bowl stainless steel sink unit with single drainer and mixer tap, integrated Bosch electric fan oven, integrated Bosch four ring gas hob with

matching contemporary style extractor hood over, integrated Kenwood fridge and freezer, integrated Bosch dishwasher, integrated Hoover washer, downlighters, water softener, storage cupboard housing a consumer protection unit, LVT floor, spotlights.

**Sitting/dining room** – Fitted carpet, under stairs storage cupboard, double glazed bi-fold doors to a west facing rear garden.

### First floor

**Landing** – Fitted carpet, radiator, storage cupboard, access via a wooden pull-down ladder to a part

boarded loft area housing a Baxi combination boiler.

**Principal bedroom** – Fitted carpet, radiator.

**Bedroom three** – Fitted carpet, radiator, currently used as a home office.

**Bathroom** – Modern matching white suite comprising paneled bath with waterfall mixer tap, separate shower over, shower screen, enclosed cistern with floating WC, large wash hand basin with mixer tap and drawers under, chrome vertical heated towel rail, fully tiled, LVT floor, extractor fan, spotlights.



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

**Ensuite WC** – Modern matching white suite comprising large walk-in shower cubicle, enclosed cistern with floating WC, wash hand basin with mixer tap and cupboards under, chrome vertical heated towel rail, LVT floor, extractor fan, spotlights.

**Outside**

**Front** – Gravel driveway providing off street parking for two cars, garden is mainly laid to lawn.

**Rear** – West facing sun terrace, remainder mainly laid to lawn with stocked flower and shrub borders, timber shed, outside light, outside tap, side pedestrian access.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		95
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(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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