



**The Garth**  
Great Missenden | Buckinghamshire

**£925,000** subject to contract  
Freehold





# Bridgend

## Great Missenden | Buckinghamshire

Located within the village of Great Missenden, a short walk from the shops, cafes and rail station (Marylebone), we are pleased to offer this 4 bedroom detached house. The property requires some modernisation and decoration, however benefits from double glazing and gas fired central heating. With a principle downstairs bedroom with an ensuite shower room, this property is ideal for a buyer looking to downsize to a detached house within the village who may one day require single level living.

- Four double bedrooms and two bathrooms
- Double glazing and gas fired central heating
- Large garage and driveway for off street parking
- West facing rear garden
- Solar panels
- Village location
- Chain free
- Sole agent

### Ground floor

**Entrance hall** - Spacious entrance hall, fitted carpet, stairs rising to the first floor, double door storage cupboard, coats cupboard, radiator.

**Downstairs cloakroom WC** - Matching suite comprising low flush WC, pedestal wash hand basin, plumbing for washing machine, worktop above, wood effect vinyl floor.

**Kitchen/breakfast room** - Fitted with a range of matching base unit and wall cabinets, worktops with inset stainless steel one and half bowl sink unit with single drainer and mixer tap and waste disposal (untested) plumbing for DW, four ring stove gas hob with extractor diffuser over, integrated stoves, electric fan oven and grill, radiator, double glazed door to west facing rear garden, wood effect vinyl floor, spotlights.



**Dining room** - Dual aspect, fitted carpet, radiator, double glazed glass floor to ceiling picture window over-looking the south facing garden.

**Sitting room** - Dual asp, fitted carpet, two radiators, integrated storage units with shelving above, double glazed double doors to west facing garden and sun terrace, fireplace with York stone and Limestone surround sat on a Granite hearth with an inset electric fire (untested) double glazed floor to ceiling picture window, wall lights.

**Bedroom two** - Dual aspect, fitted carpet, radiator, additional electric Dimplex radiator, built-in wardrobe cupboards.

**Ensuite** - Large walk-in shower, enclosed cistern WC, enclosed wash hand basin with mixer tap and cupboard under, radiator, wood effect vinyl floor.

### First floor

**Landing** - Half galleried, fitted carpet, radiator, storage cupboard.

**Bedroom** - Dual aspect, fitted carpet, radiator, two sets of built-in wardrobe cupboards.

**Family bathroom** - Matching suite comprising a panelled bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin, low flush WC, radiator, large storage cupboard, access to loft via a pull-down ladder, wood effect vinyl floor.

**Bedroom three** - Fitted carpet, built-in wardrobe cupboard, large linen cupboard with lagged copper cylinder hot water tank.

**Bedroom four** - Fitted carpet, radiator, built-in wardrobe cupboard.



## Outside

**Garage** - Up and over door, power and light.

**Front** - Brick effect driveway, providing off-street parking, mainly laid to lawn with well stocked flower shrub borders.

**Rear** - West facing garden, beautifully stocked with flower & shrub borders, large sun terrace, outside light outside tap, room to extend Subject to necessary planning permissions.


The property has been fitted with a 4KW solar panel array in September 2023, comprising 10 panels in two arrays on the roof at the rear of the property. This is certified to potentially generate up to 3000 kWh per annum.

**Agents note:** 1 The Garth owns part of the shrubs, trees and lawns across the road between the Garth and the Rignall road.







| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92+) <b>A</b>                              |   |           |
| (81-91) <b>B</b>                            |   | 86        |
| (69-80) <b>C</b>                            | 76  |           |
| (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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