



Nags Head Lane
Great Missenden | Buckinghamshire

£825,000 subject to contract
Freehold


Jeremy Swan

Nags Head Lane

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Located on the ever-popular Nags Head Lane, we are delighted to offer for sale, for the first time in over 20 years, this spacious five-bedroom detached house.

Its accommodation is generous and offers two reception rooms, five bedrooms, two bathrooms and is on a sunny and private south facing plot.

- Two reception rooms
- Five bedrooms
- Off street parking for 5-6 vehicles
- Private south facing plot

Ground Floor

Entrance Hall – Fitted carpet and coir doormat, radiator, stairs rising to the first floor with storage cupboard under.

Living Room – Fitted carpet, two radiators, open fireplace with brick hearth, integrated bookshelves.

Downstairs Cloakroom/WC – Matching white suite comprising low flush WC, pedestal wash basin with tiling to water sensitive areas, radiator, vinyl floor.

Study/Playroom – Laminate floor, radiator.

Kitchen/Dining Room – Fitted with a range of matching base units, wall cabinets and display cabinets. Wooden worktop with inset twin bowl

stainless steel sink unit with mixer tap, four ring AEG gas hob and Siemens electric oven, with extractor over, wall mounted Potterton gas central heating boiler, space for free-standing fridge/freezer, integrated dishwasher. French doors to rear garden.

Utility Room – door to rear garden, plenty of useful shelving, space for washing machine and venting for tumble dryer.

First floor

Landing – access to loft, fitted carpet, airing cupboard housing lagged copper cylinder hot water tank.

Principal Bedroom – fitted carpet, radiator, access to loft.

Jack & Jill Ensuite Shower Room – fully tiled, large walk-in shower cubicle with rainfall shower, Vanity unit housing white ceramic sink and low flush WC. Chrome vertical heated towel rail, tiled flooring.

Bedroom Two – fitted carpet, radiator, built in wardrobe cupboards and shelves.

Bedroom Three – fitted carpet, radiator, built in shelving.

Bedroom Four – fitted carpet, radiator.





Bedroom Five – fitted carpet, radiator, built in storage cupboard.

Outside

Rear - South facing rear garden, Indian sandstone sun terrace with pedestrian side access. Remainder mostly laid to lawn with a selection of trees and shrubs affording total privacy.

Front – Off-street parking for five to six vehicles, lawned area and steps to the front door with covered storm porch.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
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 To register, please visit our website at www.jeremyswan.co.uk.
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