



Old Town Farm  
Great Missenden | Buckinghamshire

£465,000  
Leasehold



# Old Town Farm

## Great Missenden | Buckinghamshire

Offered chain free this deceptively spacious two double bedroom end of terrace house is located within Great Missenden and within walking distance of local shops, cafes and rail station (Chiltern Line into London Marylebone). This property is situated within a small community which is exclusively for people of the age of 55 years old and over.

Some of its many pleasing features include:

- **Private development for people over the age of 55**
  - **Community manager - emergency alarm**
    - Long lease remaining
    - Private South facing garden
    - Sought after village location
  - Off street covered parking space
- **Use of indoor heated swimming pool and communal grounds**
  - Garden maintenance twice a week
  - Sole agent & chain free



**Entrance** - Spacious entrance hall, fitted carpet, electric radiators, stairs rising to the first floor.

**Downstairs cloakroom** - Modern matching white suite comprising low flush WC, pedestal wash hand basin, fitted carpet, electric radiator, extractor fan.

**Kitchen** - Fitted with a range of matching base units and wall cabinets, worktop with inset stainless steel sink unit with single drainer and mixer tap, electric four ring hob, diffuser extractor over, integrated Neff electric fan oven, washing machine, fridge freezer, electric radiator, vinyl floor, dishwasher, down lighters, under stair storage cupboard providing further storage, serving hatch to dining room.

**Sitting room** - Dual aspect, fitted carpet, electric radiator, feature fireplace with inset electric feature fire with wooden mantelpiece surround and marble hearth, double doors through to the dining room.

**Dining room** - Fitted carpet, electric radiator, serving hatch to kitchen, double glazed double doors to conservatory.

**Conservatory** - South facing, quarry tiled floor, door to rear garden.

### **First Floor**

**Landing** - Wide staircase rising to spacious landing, area ideal for desk/reading, fitted carpet, electric

radiator, airing cupboard housing lagged copper cylinder hot water tank and power shower pump.

**Bedroom one** - Fitted carpet, electric radiator, built-in wardrobe cupboard, loft access, part boarded.

**Ensuite** - Modern matching white suite comprising low flush WC, pedestal hand wash basin, shower cubicle, fitted carpet, heated towel rail, extractor fan.

**Bedroom two** - Fitted carpet, large built-in wardrobe cupboard, electric radiator.



**Family shower room/WC** – Walk-in shower cubicle with rainfall shower head over, handheld shower, low flush WC, pedestal, wash hand basin, fitted carpet, heated towel rail, extractor fan.

**Benefits included in service charge**

- On site manager
- Insurance on all buildings & individual properties
- Exterior maintenance
- Window cleaning every six weeks
- Garden maintenance twice a week
- Heated swimming pool maintained
- Entertainment area maintained
- Rubbish removal
- 24-hour emergency call system

**Additional details**

- Approximately 960 years remaining on Lease
- Council tax band F Chiltern
- EPC Band D
- Service charge approximately £2,300 per quarter





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