



Pines Close
Great Missenden | Buckinghamshire

£845,000
Freehold



Hill View

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Affording beautiful views across the Chiltern Hills, we offer this particularly well presented 4 bedroom detached family house set towards the end of this highly desirable cul de sac. Benefitting from easy vehicular access into Great Missenden, with its shops, cafes and rail station into London Marylebone make this ideal for a family looking for easy access into London but wishing to be in the beautiful Chiltern Hills.

- Four bedrooms
- Three bathrooms
- Within easy vehicle access to Great Missenden railway station (Marylebone line)
 - Own driveway providing off-street parking
 - Double garage with electric roller door
- Gas fired central heating and double glazing
 - South facing garden
 - Sole agent

GROUND FLOOR

Entrance Hall – Split level spacious entrance hall with stairs rising to the first floor, fitted carpet, two radiators and large under stairs storage cupboard and an additional coat cupboard.

Downstairs cloakroom/WC – Matching suite comprising low flush WC, wash hand basin, radiator, extractor fan, limestone effect vinyl floor.

Kitchen – Fitted kitchen with a range of matching base units and wall cabinets, worktop with inset Franke one and half bowl stainless steel sink with single drainer & mixer tap, integrated Neff four-ring stainless steel gas hob, with matching glass & stainless steel diffuser hood over, integrated Bosch electric double fan oven with grill, space for dishwasher, up-lighting, down-lighting, radiator, dual aspect with breakfast bar area.

Utility room – Matching white base units and wall cabinets, worktop with inset stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for tumble dryer, radiator, double glazed casement door to the side pedestrian access, door to garage with steps down, wall mounted Valiant gas fired central heating boiler and vinyl floor.

Dining room – Dual aspect, fitted carpet, radiator and double-glazed casement door to a south facing sun terrace and rear garden.

Study – Fitted carpet, radiator.

Sitting room – Dual aspect, square bay window with views across the Chilterns, split level, fitted carpet, three radiators, sliding double glazed doors to south facing sun terrace and rear garden. Split level into front reception area,

contemporary style gas living flame fire with remote control.

FIRST FLOOR

Landing – Fitted carpet, access to loft, large airing cupboard housing a lagged copper cylinder hot water tank, Velux window with blind affording views across the Chilterns.

Bedroom Three – Wood laminate flooring, radiator.

Bedroom Two – Fitted carpet, radiator.

Ensuite – Modern matching suite comprising shower cubicle, enclosed cistern WC, pedestal wash hand basin with mixer tap, chrome vertical heated towel rail, Velux window with blind, luxury vinyl floor.

Bedroom Four – Fitted carpet, radiator.





Family bathroom – Modern matching white suite comprising p-shaped bath with centre mixer tap and separate shower over, shower screen, low flush WC, pedestal wash hand basin with mixer tap, chrome vertical heated towel rail, luxury vinyl floor.

Principal bedroom – Fitted carpet, radiator, built-in wardrobe cupboards with sliding mirror fronted doors.

Ensuite – Matching suite comprising panel bath with mixer tap and separate shower, pedestal wash hand basin with mixer tap, low flush WC, bidet with mixer tap, fitted carpet, radiator.

OUTSIDE

Front - Driveway providing off-street parking for a several cars, double, outside tap and light, side pedestrian access.

Rear Garden – South facing garden, mainly laid to lawn with well-stocked flower and shrub borders, large private sun terrace, additional brick paved sun terrace, outside tap and lights, side pedestrian access.

Garage – Double garage, two rollers doors, one electric, eaves space for storage, power and light.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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