



Elmtree Green  
Great Missenden | Buckinghamshire

£625,000  
Freehold





# Elmtree Green

## Great Missenden | Buckinghamshire

Located in this quiet and particularly popular residential cul-de-sac close to the heart of the village and within easy pedestrian access of local shops, cafes and rail station (into London Marylebone), we are pleased to offer this 3/4 bedroom staggered terrace family house.

- Double glazing
- Gas fired central heating
- (Marylebone line)
- Within catchment for Dr Challoner's boy's and girl's Grammar schools and the Royal Grammar School
- Walking distance to the Gateway & Great Missenden School
  - Garage with own drive
  - Courtyard garden
- West facing balcony off sitting room
  - Chain free
  - Sole Agent



### Ground Floor

**Entrance Hall** – Solid mahogany floor, radiator, wall lights, stairs rising to first floor, stairs descending to lower ground floor.

### Lower Ground floor

**Lower Ground Entrance Hall** – Under stairs storage cupboard, water softener, door to integral garage with an electric up and over door, ceramic tiled floor.

**Downstairs Cloakroom/WC** – Matching suite comprising low flush WC, wash hand basin.

**Shower room** – Corner shower, ceramic tiled floor, plumbing for washing machine, double glazed door to rear garden, radiator.

**Bedroom four** – Fitted carpet, radiator, sliding double glazed patio doors to the rear garden.

### First Floor

**Landing** – Solid mahogany wood floor.

**Kitchen** – Fitted with a range of matching base units and wall cabinets, wood effect worktop with sink unit and mixer tap, plumbing for dishwasher, integrated Zanussi electric fan oven, space for fridge/freezer,

electric hob with glass and stainless steel hood over, wall mounted gas central heating boiler.

**Dual Aspect Sitting Room/Dining Room** – Solid mahogany floor, large floor to ceiling picture window, double glazed door to west facing balcony with cast iron balustrades, two radiators, feature fireplace with a white mantelpiece surround with a marble hearth and an electric inset effect fire.

**Half landing** – Radiator.

**Bathroom/WC** – Modern matching suite white comprising paneled bath with shower attachment, shower screen, low flush WC, pedestal wash hand basin with mixer tap, fully tiled.



## Top Floor

**Landing** – Fitted carpet, sky light, access to loft area, airing cupboard housing lagged copper cylinder hot water tank, wall lights.

**Bedroom Three** – Fitted carpet, radiator, built-in wardrobe cupboard with sliding doors.

**Bedroom Two** – Fitted carpet, radiator, built-in wardrobe cupboard with sliding doors and views across the Chiltern hills.

**Master Bedroom** – Fitted carpet, radiator, range of double built-in wardrobe cupboards with sliding doors.

## Outside

**Front** - Own drive with off street parking.

**Garage** – Electric up and over door, power and lights.

**Rear Garden** – Mainly paved, with well-stocked raised beds, gate to rear pedestrian access.







64 High Street, Great Missenden, Buckinghamshire HP16 0AN Tel: 01494 890990  
 Email: [info@jeremyswan.co.uk](mailto:info@jeremyswan.co.uk) To register, please visit our website at [www.jeremyswan.co.uk](http://www.jeremyswan.co.uk).  
 To unsubscribe, please log in to your account on our website and follow the instructions.



All due care has been taken in the preparation of these particulars. However no responsibility is accepted for errors, nor can any claim be entertained for any expenses or inconvenience caused by reason of the withdrawal of particulars properties from the market by previous disposal or otherwise. All properties are offered subject to contract and being available on receipt of offers. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents, buyers are advised to obtain verification from their Solicitor. Room measurements have been made using a sonic tape. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as approximate. Photographs are for illustration only, may have been taken using wide angle lenses, and may depict items which are not for sale or not included in the sale of the property.