



Winslow Field
Great Missenden | Buckinghamshire

£475,000
Freehold



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We are pleased to offer this beautifully presented end of terrace property in the sought-after village of Great Missenden. The property benefits from, a generous south facing rear garden, off street parking and two spacious bedrooms. Some of the many pleasing features of this property include:

- Two double bedrooms
- South facing rear garden
- Off street parking for two cars
- Walking distance of local amenities including the rail station into London Marylebone
 - Double glazing and gas fired central heating
 - Downstairs cloakroom/WC
- Quiet cul-de-sac location adjacent to fields, ideal for dog walks
 - Spacious kitchen breakfast room
 - Sole agent

GROUND FLOOR

Entrance hall – Ceramic tiled floor, stairs rising to the first floor and a radiator.

Kitchen – Oak kitchen comprising matching base units and wall cabinets, display cabinets, floor to ceiling storage cupboards, built in fridge, Neff freezer, Bosch electric double fan oven, four ring gas hob, extractor hood over, worktop with inset one and half bowl sink unit with single drainer and mixer tap, integrated dishwasher, ceramic tiled floor, spotlight, downlights and contemporary style vertical style radiator.

Sitting room – South facing, fitted carpet, sliding double glazed patio doors leading to south facing sun terrace, spotlights, fireplace with mantelpiece surround and inset gas fired imitation wood burner, ceramic tiled.

Rear lobby - ceramic tiled floor, radiator, double glazed door to south facing garden, under-stairs storage cupboard.

Downstairs cloakroom/WC – Matching white suite comprising wash hand basin with mixer tap and cupboards under, low flush WC, storage cupboard and a cupboard housing a wall mounted combination boiler, space for a washing machine and ceramic tiled floor.



FIRST FLOOR

Landing – Fitted carpet, access to the partly boarded loft via aluminum pull-down ladder.

Family bathroom/WC – Large shower cubicle with rainwater shower and hand-held shower, pedestal wash hand basin, low flush WC, chrome vertical heated towel rail, wall mounted electric Dimplex heater, spotlights and vinyl floor.

Principle bedroom – Fitted carpet, radiator, storage cupboard and views across open countryside towards Little Hampden.

Bedroom two – Fitted carpet, radiator and views across open countryside.

OUTSIDE

Front– Own drive providing off street parking for two cars, landscaped walled front garden with mature plants and shrubs.

Rear– South facing garden, large timber shed with power and light, potting shed, sun terrace, well stocked flower and shrub borders, two side pedestrian accesses, outside light and tap.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		D4
(69-80)	C		
(55-68)	D	D6	
(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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