



Trafford Close
Great Missenden | Buckinghamshire

£550,000 subject to contract
Freehold



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Located with the village of Great Missenden, within walking distance of the High Street and Rail Station into London, Marylebone, we are delighted to offer this deceptively spacious 3 bedroom mid terraced house. Benefiting from a south facing garden, double glazing, gas fired central heating, this property is ideal for a buyer looking to be within the village yet stamp their own mark on their next home.

- Three double bedrooms
- Double glazing and gas fired central heating
- Small garage plus off street parking on own drive
- Village location
- South facing low maintenance garden
- Principle bedroom with ensuite dressing room and large ensuite bathroom
- Chain free
- Sole agent



Ground floor

Entrance hall – Fitted carpets, floor to ceiling double glazed wall.

Sitting/dining room – Fitted carpet, radiator, spotlights.

Dining room – Fitted carpet, radiator, under stairs storage cupboard, double glazed double door to south facing conservatory, stairs rising to the first floor, spotlights.

Kitchen – Matching base units and wall cabinets, granite effect worktop with inset one and half bowl white sink unit with single drainer and mixer tap, integrated Neff dishwasher, integrated fridge, integrated Neff fan oven with combination grill above, integrated Neff four ring ceramic hob with matching extractor hood over, vinyl tiled floor, spotlights.

Inner lobby into utility area.

Utility area – Vinyl tiled floor, matching white base units and wall cabinets, plumbing for washing machine, worktop with inset stainless steel sink unit with single drainer and mixer tap, space for a freezer, radiator, door to garage.

Cloakroom WC – Modern matching white suite comprising low flush WC, wash hand basin with mixer tap, chrome vertical heated towel rail, extractor fan, vinyl tiled floor, spotlights.

Conservatory – Solar glass roof, UPVC double glazed, double glazed casement door through to the south-facing courtyard garden.

First floor

Landing – Fitted carpet, access to a part boarded loft with light via a pull-down ladder, gas central heating boiler.

Bedroom three – Fitted carpet, radiator, large storage cupboard, spotlights.

Bedroom two - Fitted carpet, radiator, spotlights.

Family bathroom WC – Modern matching white suite comprising paneled bath with mixer tap and separate shower attachments, pedestal wash hand basin with mixer tap, low flush WC, chrome vertical heated towel rail, fully tiled, ceramic tiled floor, extractor fan, spotlights.



Principal bedroom – Fitted carpet, radiator, spotlights.

Ensuite WC – Modern matching white four-piece suite comprising paneled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, large p-shaped shower cubicle, low flush WC, fully tiled, ceramic tiled floor, radiator, extractor fan, spotlights.

Walk-in dressing room – Fitted carpet, floor to ceiling hanging space, storage cupboards and shelving, spotlights.

Outside

Front – Own drive providing off street parking, outside tap.

Rear – Courtyard garden, principally paved with raised well stocked flower and shrub borders, outside tap, outside light.

Garage – (Not full size garage) up and over door, power and light.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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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