



Nags Head Lane
Great Missenden | Buckinghamshire

£575,000
Freehold


Jeremy Swan

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Extended by the current owners, we are delighted to offer this particularly well presented two-bedroom semi-detached home. Backing onto open countryside and with a modern home office, this cottage is ideal for a family or a buyer looking for a pretty countryside location yet retaining easy access into Great Missenden with rail station (Marylebone Line) shops and cafes.

Some of its many pleasing features include:

- Views across open fields
- Extended by the current owners
- Gas fired central heating and double glazing
 - Own driveway with off street parking
 - Detached Office/Storeroom
 - Sole agent



GROUND FLOOR

Entrance Hall: ceramic tiled floor, spotlights.

Downstairs Cloakroom/W.C.: modern matching white suite comprising low flush W.C., wash hand basin with side mixer tap, ceramic tiled floor, contemporary style vertical, chrome, heated towel rail, window and spotlights.

Sitting Room: antique oak timer effect floor, sash style window, Victorian style cast iron radiator, open fireplace with slate granite hearth, cast iron multi-fuel stove with wooden mantel piece.

Dining Room: antique oak timer effect floor, stairs rising to first floor, vertical contemporary radiator.

Dual-aspect Kitchen: semi-vaulted kitchen recently refitted by the current owners. Flush fitted base units, floor to ceiling storage units, Bosch electric fan oven, Bosch combination microwave/grill oven and matching Bosch plate warmer. Corner larder cupboard, island unit with white quartz worktop, four ring Bosch induction hob and contemporary styled diffuser/extractor. Quartz worktop with inset sink unit, single drainer and mixer tap. Integrated Bosch dishwasher, integrated Bosch fridge/freezer and cupboard/space with plumbing for washing machine. Contemporary style vertical radiator, four Velux windows, spotlights, double-glazed bi-fold doors to rear garden and ceramic tiled floor.

FIRST FLOOR

Principal Bedroom: fitted carpets, range of built-in wardrobe cupboards, radiator.

En-suite Bathroom: fully slate tiled, beautiful contemporary styled white bathroom suite comprising free standing double ended bath with contemporary style corner mixer tap and shower attachment. Contemporary styled vertical heated towel rail, large walk-in Aqualisa shower cubicle with rainwater shower head and handheld shower. Low flush W.C., wash hand basin with mixer tap, drawers under and ceramic tiled floor.



FIRST FLOOR

Bedroom 2: front aspect, double-glazed sash style window, Victorian style cast iron fireplace with wooden surround, access to loft.

En-suite Shower Room/W.C.: tiled fully with white beveled tiles, low flush W.C., chrome heated towel rail, shower cubicle, Aqualisa shower, wash hand basin with side mixer tap and cupboard under, extractor fan, radiator.

OUTSIDE

Own graveled driveway providing off-street parking, side pedestrian access leading to landscaped rear garden, large sun terrace area with step up lighting, outside light and tap.

Detached Office/Storeroom: contemporary style wooden-clad double-glazed, building ideal for home working or storage. Power, light, outside lighting and attached Storeroom.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D	59 d	
39-54	E		
21-38	F		
1-20	G		

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