



Keegan White
ESTATE AGENTS

1 Headland Close | £625,000



Features

- Four Bedrooms
- Downstairs Shower Room
- Garage
- Large Gardens
- In Need of Modernising
- Close To Station

The front door opens into an entrance porch with storage for coats and boots, and a secondary front door that leads into the house. There is a snug that's currently used to house an elderly family member (there's a downstairs shower room), that has windows to side and front. To the rear is a large lounge and dining room that has dual aspect and patio doors that open to the back garden. There are two larger storage cupboards next to the kitchen that has a range of base and eye level storage units, a breakfast bar. To the first floor, there is a landing with loft access and an airing cupboard, four decent sized bedrooms, which are serviced by the

family bathroom that has a bath with overhead shower, WC and handbasin.

Externally, The property's Title Plan shows ownership of the land adjacent to the fencing on Headland Close that gives access to the property, where there is sufficient space for driveway parking to the front for two cars. The garage is in need of repair and has a side door that leads out to the side and rear gardens. Please bring your boots to the viewing, as the back garden is a bit muddy!



Headland Close is a cul-de-sac and this house is located at the end of it. Within a short walk is the historic town of Great Missenden that has a great range of independent boutiques, shops, and public houses, on the High Street, along with the highly acclaimed Roald Dahl Museum and Storey Telling Centre. Great Missenden has a number of well regarded state, Grammar and independent schools, for families to choose from. Popular with commuters, the mainline railway station provides rapid services into London Marylebone, that take less than

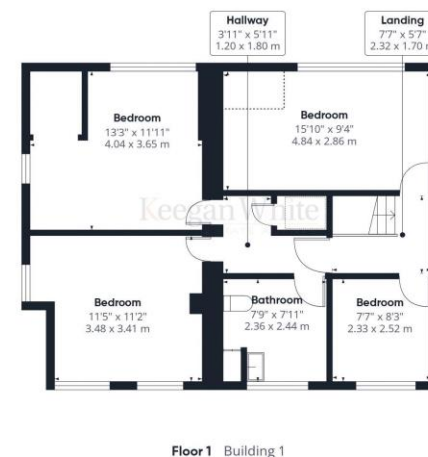
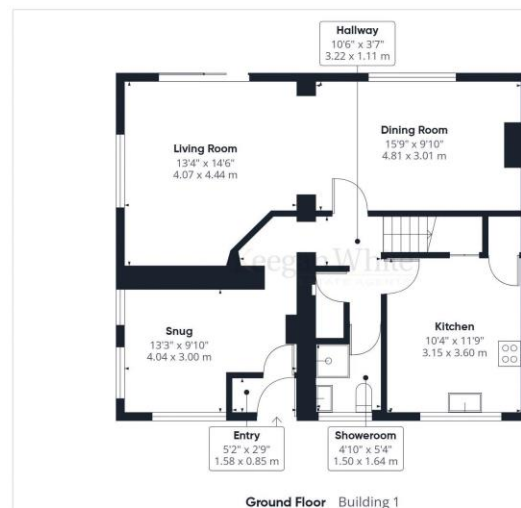
3/4 an hour on the fast trains. A wider array of facilities and amenities are on offer in the neighbouring towns of Wendover, High Wycombe, Princes Risborough, and Amersham, which is also on London's underground network.

Additional Information:

Council Tax band: E

Energy Performance Rating: D (66)





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Approximate total area^m

1563 ft²
145.1 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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