



Spurlands End Road
Great Kingshill | Buckinghamshire

£875,000
Freehold



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This spacious 4/5 bedroom detached family home set in 0.75 of an acre has been extended by the current owners and boasts a level access bathroom, a detached double garage that could be converted subject to the necessary planning permission and backs onto open fields. With Great Missenden and its rail station into London Marylebone just a short drive away as well as being within easy reach of the M40, early viewing is highly recommended.

Some of its many pleasing features include:

- Double-glazing and gas fired central heating
 - Principal bedroom with ensuite
- Off-street parking for several cars and a double detached garage
- Within a short drive of the local train station into London Marylebone
 - Conversion potential subject to the necessary planning permission
 - Sole agent



Ground Floor

Spacious reception entrance hall – engineered wood floor, 3 radiators, understairs storage cupboard, stairs rising to the first floor.

Dual aspect sitting room – fitted carpet, 2 radiators.

Dual aspect bedroom 4 – fitted carpet, radiator.

Bedroom 3 – fitted carpet, radiator, built-in wardrobe cupboards.

Family bathroom/W.C. – modern matching white suite comprising p-shaped bath with mixer tap and separate shower, rainwater showerhead and handheld shower, shower screen, low-flush WC, enclosed wash hand basin with mixer tap and storage cupboard and drawers under, Victorian styled column radiator with heated towel rail surround, vinyl floor, part tongue and groove panelling to dado, towel storage cupboard, extractor fan, spotlights.

Reception room/bedroom 5 – stripped wood flooring, radiator.

Utility room – fitted with a range of matching base units and wall cabinets, worktop with inset stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for condensing tumble dryer, composite door to side pedestrian access, wall-mounted Worcester Bosch gas-fired central heating boiler, terracotta tiled floor, spotlights.

Triple aspect open plan kitchen/dining/sitting room – the kitchen area features a range of matching base units and wall cabinets, quartz worktops with inset Frankie one and a half bowl stainless steel sink unit with single drainer and mixer tap, integrated NEFF dishwasher, stainless steel Britannia five-ring gas range with electric fan, grill and side oven with matching extractor hood over. Double glazed bi-folding doors open out onto the sun terrace, cast iron multi-fuel stove, radiator, oak engineered wood flooring, spotlights.

First Floor

Split level landing – fitted carpet, radiator, walk-in plant room with pressurised Worcester Bosch hot water tank, Velux window.

Bedroom 2 – fitted carpet, two Velux windows, two sets of under eave storage and radiator.

Family shower room/W.C. – modern matching white suite comprising pedestal hand wash basin with mixer tap, low-flush WC, shower cubicle, Velux window, white vertical heated towel rail, extractor fan, slate styled vinyl floor, medicine cabinet, spotlights.

Principal bedroom – fitted carpet, 2 radiators, dressing area, large floor to ceiling window with fan light above, double-glazed bi-folding doors to a Juliette balcony with cast iron balustrades, built-in wardrobe cupboards, under eave storage and access to the loft.

Ensuite shower room/W.C. – modern matching white suite comprising pedestal wash hand basin with mixer tap, low-flush WC, shower cubicle, white vertical heated towel rail, Velux window, slate styled vinyl floor, medicine cabinet, extractor fan, spotlights.



Outside

Own gravel driveway – providing off-street parking for several cars.

Detached double garage – with two single up and over doors, power and light.

Rear garden – sun terrace with outside taps and light, mostly laid to lawn with well-stocked flower and shrub borders backing onto fields.

Material Information

- Council tax band - F
- EPC rating – C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(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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