



Elmtree Green
Great Missenden | Buckinghamshire

£610,000
Freehold


Jeremy Swan

Elmtree Green

Great Missenden | Buckinghamshire

Located in this quiet and particularly popular residential cul-de-sac close to the heart of the village and within easy pedestrian access of local shops, cafes and rail station (into London Marylebone), we are pleased to offer this 3/4 bedroom staggered terrace family house.

- Double glazing
- Gas fired central heating
- Within catchment for Dr Challoner's boy's and girl's Grammar schools and the Royal Grammar School
- Walking distance to the Gateway & Great Missenden School
 - Garage with own drive
- Courtyard garden & balcony's
 - West facing garden
- Self-contained living space
 - Chain free
 - Sole Agent



Ground Floor

Entrance Hall – Fitted carpet, radiator, stairs rising to first floor, stairs descending to lower ground floor.

Lower Ground floor

Lower Ground landing – Fitted. Carpet, radiator.

Downstairs Shower room/WC – Matching suite comprising low flush WC, wash hand basin with corner mixer tap, shower cubicle, ceramic tiled floor, extractor fan.

Open plan/sitting room/dining room/kitchen – Wood effect luxury vinyl floor, two ceiling lanterns, radiator, two vertical contemporary style radiators, two sets of double-glazed double doors to the west facing rear garden.

Kitchen – Fitted with a range of matching shaker style base units and wall cabinets, white worktop with inset one and half bowl sink unit with single drainer and mixer tap, plumbing for washing machine, John Lewis stainless steel gas hob with extractor hood over, two John Lewis integrated electric fan ovens.

Integral lobby – Tiled floor, door through to remaining garage space.

Wheelchair accessible wet room – Fitted with a range of matching units comprising low flush WC, wash hand basin with mixer tap, shower, chrome vertical heated towel rail, spotlights, extractor fan.

First Floor

Landing – Fitted carpet, stairs rising to top floor, spotlights.

Kitchen – Fitted with a range of matching base units and wall cabinets, worktop with stainless steel sink unit with single drainer and mixer tap, Neff electric hob with diffuser extractor over, Neff electric fan oven, integrated Neff slimline dishwasher, integrated Neff fridge and freezer, radiator, wood effect laminate floor, spotlights.

Sitting room – Dual aspect, beautiful solid wood floor, floor to ceiling windows with colonial style shutters, two contemporary style vertical radiators, spotlights, double glazed door to large west facing balcony which has outside light.

Bathroom – Modern matching white suite comprising pedestal wash hand basin, low flush WC, shower cubicle with rain-water shower head and handheld shower, fully tiled, ceramic tiled floor, radiator.

Council Tax Band - F



Top Floor

Landing – Fitted carpet, roof lantern, access to small loft area housing wall-mounted gas central heating boiler.

Bedroom Three – Fitted carpet, radiator, built-in wardrobe cupboards.

Bedroom Two – Fitted carpet, radiator, wardrobe space with curtain.

Principal Bedroom – Fitted carpet, radiator, range of built-in wardrobe cupboards, double glazed door to balcony.

Ensuite WC – low flush WC, wash hand basin with mixer tap, storage cupboard under, vinyl floor.

Outside

Front - Own drive with off street parking.

Garage – Roller door, access to a small space ideal for storage or a motorbike, power and lights.

Rear Garden – West facing, backing onto the grounds of Elmhurst, small sun terrace, Mainly laid to lawn with well-stocked flower and shrub borders, timber storage shed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C	70	
(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 		



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.
 To unsubscribe, please log in to your account on our website and follow the instructions.



All due care has been taken in the preparation of these particulars. However no responsibility is accepted for errors, nor can any claim be entertained for any expenses or inconvenience caused by reason of the withdrawal of particulars properties from the market by previous disposal or otherwise. All properties are offered subject to contract and being available on receipt of offers. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents, buyers are advised to obtain verification from their Solicitor. Room measurements have been made using a sonic tape. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as approximate. Photographs are for illustration only, may have been taken using wide angle lenses, and may depict items which are not for sale or not included in the sale of the property.