



**Wychwood**  
Little Kingshill | Buckinghamshire

**£625,000**  
Freehold



# Wychwood

## Little Kingshill | Buckinghamshire

Located in the quiet residential cul de sac just off a highly regarded private road, this 2–3-bedroom detached bungalow in the heart of the Chilterns in need of modernisation and decoration presents a fantastic opportunity for extension (subject to the necessary planning permission), making it perfect for those looking to put their own stamp on a property as well as those looking to downsize.

Highlights include:

- Double glazing and gas fired central heating
  - West facing rear garden
- Single garage and driveway providing off-street parking
- A short drive from Great Missenden with its independent high street shops and railway line into London Marylebone
  - Sole agent



### Ground Floor

**Spacious entrance hall** – fitted carpet, radiator, coat cupboard, airing cupboard housing lagged copper cylinder hot water tank and wall-mounted Worcester Bosch gas-fired central heating boiler, access to the loft.

**Separate W.C** – modern matching white suite comprising low-flush W.C, wash hand basin with mixer tap and storage cupboard under, radiator, fitted carpet.

**Kitchen** – a range of matching base units and wall cabinets, worktop with inset stainless steel sink unit with double drainer, plumbing for washing machine, plumbing for dishwasher, integrated electric fan oven and grill, electric four-ring hob with extractor hood over (not tested), radiator, double-glazed door to side pedestrian access, vinyl floor.

**Sitting room** – two radiators, fitted carpet, gas convector fire, double-glazed casement door to west-facing rear garden, wall lights, double-glazed double door to conservatory.

**Conservatory** – double-glazed UPVC, fitted carpet, wall lights, double-glazed rear door to west-facing rear garden.

**Dining room (bedroom 3)** – fitted carpet, radiator.

**Principal bedroom** – fitted carpet, radiator, range of built-in wardrobe cupboards.

**Bedroom 2** – fitted carpet, radiator, built-in wardrobe cupboards and storage cupboard.

**Family bathroom/W.C** – modern matching white suite comprising panel bath with Victorian style mixer tap with shower attachment, separate Aqualisa shower over, shower screen, low-flush WC, enclosed cistern wash hand basin with mixer tap and storage cupboard under, radiator, vertical heated towel rail and vinyl floor.

### Outside

**Driveway** – providing off-street parking, side pedestrian access to rear garden.

**Garage** – with up and over door, power and light.

**Rear garden** – west-facing patio, timber shed, remainder mainly laid to lawn, greenhouse, raised bed with fruit bushes. Outside tap and light, second side pedestrian access.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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  
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