



Kings Lane
South Heath | Buckinghamshire

£795,000
Freehold



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This spacious four-bedroom semi-detached family home situated on a peaceful road in the desirable location of South Heath is ideally placed for countryside walks whilst being a short drive away from Great Missenden with its High Street shops, cafes and rail links into London Marylebone. Offering a generous garden and ample parking it's a great opportunity to enjoy village living in this desirable Chilterns location.

Some of its highlights include:

- Double-glazing and oil-fired central heating
 - Quiet road location
 - Large southwest-facing rear garden
- Off-street parking for several cars and garage
- Within the catchment of several state and independent schools rated favourably by Ofsted
 - Ensuite to the principal bedroom
 - Sole agent

Ground Floor

Entrance hall – porch with outside light, radiator, wood effect laminate flooring, stairs rising to the first floor.

Kitchen – fitted with a range of matching base units and wall cabinets, worktop with one and half bowl stainless steel sink unit with single drainer and mixer tap, integrated NEFF dishwasher, integrated NEFF five-ring induction hob with NEFF stainless steel extractor hood over, integrated Bosch electric fan oven, luxury vinyl tiled floor, floor to ceiling storage cupboard, radiator.

Utility/downstairs cloakroom W.C – floor standing oil-fired central heating boiler, plumbing for washing machine, white suite comprising low-flush WC, wash hand basin with mixer tap and storage cupboard under, double-glazed door to the side pedestrian access, airing cupboard housing a lagged copper cylinder water tank.

Sitting room – fitted carpet, double-glazed double doors to the southwest-facing rear garden, radiator, wall lights, open fireplace with quarry tiled hearth, brick surround and quarry tiled mantelpiece.

Dining room – wood effect laminate flooring, radiator, double-glazed door to the southwest-facing rear garden, floor to ceiling double-glazed window.

First Floor

Landing – fitted carpet, access to a part-boarded loft via pulldown ladder.

Family bathroom/W.C – spacious modern matching white suite comprising panel bath with mixer tap and shower attachment, shower screen, enclosed hand wash basin with mixer tap with storage cupboards and drawers under, low-flush WC, radiator, wood effect vinyl flooring and extractor fan.

Principal bedroom – fitted carpet, radiator.

Ensuite shower room – shower cubicle, enclosed hand wash basin with mixer tap and storage cupboards under, vinyl flooring, extractor fan.

Bedroom 2 – fitted carpet, radiator, range of built-in wardrobe cupboards.



Bedroom 3 – fitted carpet, radiator.

Bedroom 4 – fitted carpet, radiator.

Outside

Southwest-facing rear garden – small patio with the remainder mainly laid to lawn with well-stocked flower and shrub borders with gated access to woods behind, shed, oil tank, outside light.

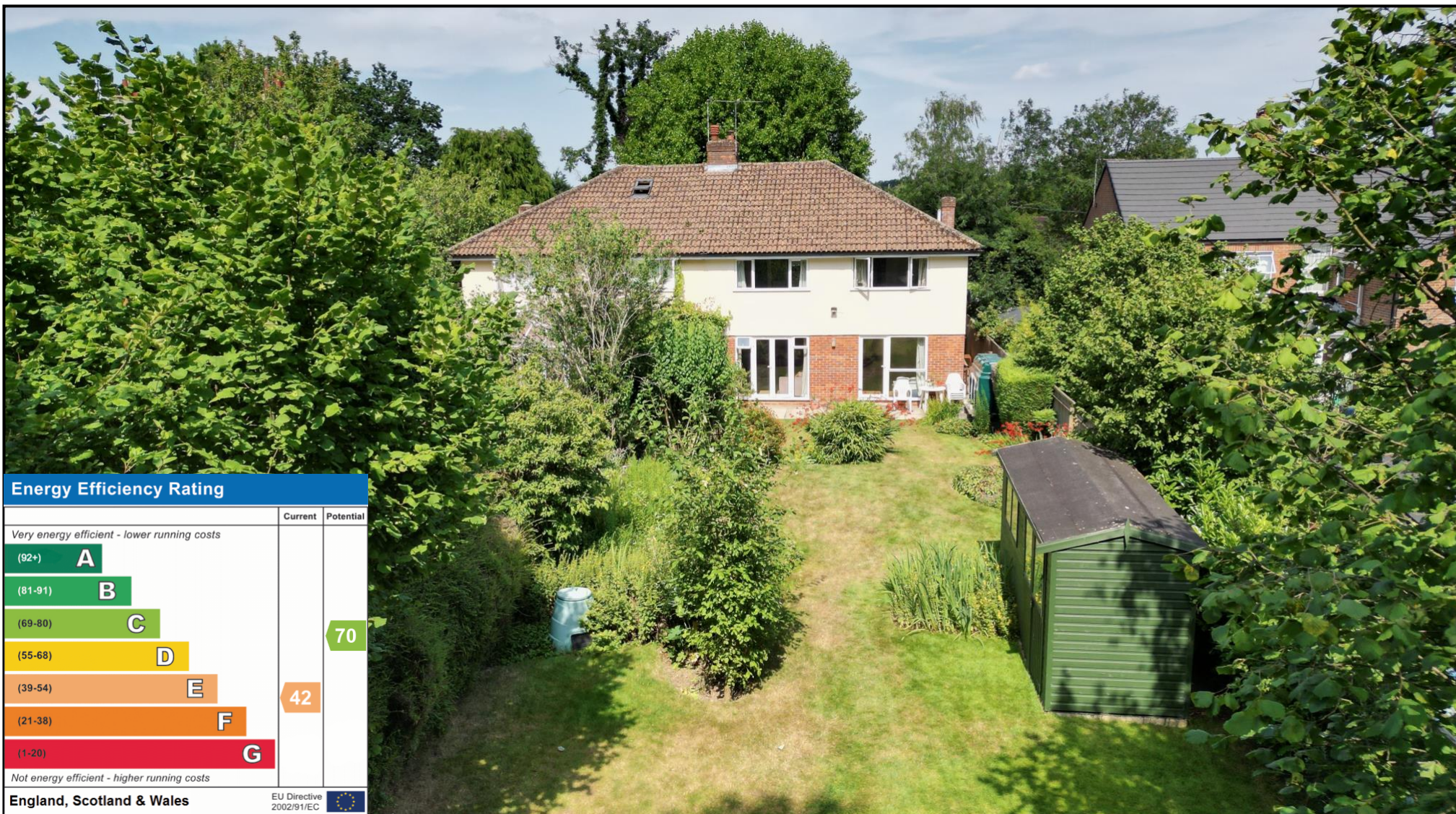
Side pedestrian access – with outside tap and outside light.

Own gravel driveway – providing off-street parking for 3 cars.

Front garden – mostly laid to lawn with well-stocked flower and shrub borders.

Garage – with manual up and over door with power and light.





Council Tax Band - F

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