





Guide Price
£695,000

Situated within this extremely sought after Buckinghamshire village this wonderful three double bedroom character home which stands on approximately a third of an acre and offers lovely bright accommodation throughout including a double aspect lounge/dining room, kitchen and utility room, main bedroom with ensuite and further benefits include garage and driveway parking for several cars, easy access to the nearby mainline train stations and no onward chain.

Property Description

ENTRANCE

Stable door to:

ENTRANCE HALL

Tiled floor, stairs to first floor with storage cupboard below.

CLOAKROOM

Window to front aspect. Low level w.c., wash hand basin with storage below, tiled floor.

LOUNGE/DINING ROOM

A lovely double aspect room with windows to front and rear and glazed double doors to rear. Feature fireplace with wood burning stove, three radiators, tiled floor, ornate coving.

KITCHEN

Window to side aspect. Fitted with a range of both floor and wall mounted units with work surface over. Range cooker with extractor fan over, integrated dishwasher, integrated fridge, part tiled walls, tiled floor, radiator, glazed door to:

UTILITY ROOM

Window to rear aspect. Range of units with work surface over, integrated washing machine and tumble dryer, integrated fridge and freezer, tiled floor, radiator.

LANDING

Two double glazed velux windows to rear aspect. Radiator.

BEDROOM ONE

Double glazed velux window to rear. Radiator, glazed wall and sliding door to:

EN-SUITE

Window to front aspect. Walk in tiled shower, wash hand basin, low level w.c., tiled floor, tiled walls, heated towel rail.

BEDROOM TWO

A double aspect room with windows to front and side aspects. Built in wardrobe, radiator.

BEDROOM THREE

Window to front aspect. Radiator, access to boarded loft space with velux windows via extending ladder.

BATHROOM

Window to rear. Comprising bath with shower unit over, wash hand basin with storage below, low level w.c., tiled floor, part tiled walls, heated towel rail.

OUTSIDE

GARAGE

Double wooden doors, inspection pit.

GARDENS

The gardens extend to the side and rear and extend to approximately a third of an acre, accessed via a shingle driveway. The gardens are mainly laid to lawn with a raised patio area with storage below, all of which is enclosed by fencing and mature shrubbery.

1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



MENTMORE LU7 OQG (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1194 sq.ft. (111.0 sq.m.) approx.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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