



Trafford Close
Great Missenden, Buckinghamshire

£645,000
Freehold


Jeremy Swan

Trafford Close

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We are delighted to offer this four-bedroom town house located in the heart of Great Missenden with its local shops, pubs, restaurants and rail station (Marylebone line). Some of its many pleasing features include:

- Open plan kitchen/dining space
 - Four bedrooms
- Own driveway providing comfortable parking for two cars
- A short distance from railway station at Great Missenden (Marylebone line)
 - 2 bathrooms
- Gas fired central heating and double glazing
 - Wet underfloor heating to the ground floor
 - Overhauled roof
 - Sole agent

Ground floor:

Spacious entrance hall: double glazed composite door with floor to ceiling windows either side, ceramic tiled floor with under floor heating, under stairs storage cupboard with space for a washing machine. Spotlights, stairs rising to first floor.

Downstairs cloakroom/W.C: modern matching white suite comprising pedestal wash hand basin with mixer tap, low flush W.C, ceramic tiled floor, spotlights, extractor fan.

Open plan kitchen/dining space:

Kitchen: fitted with a range of matching base units and wall cabinets, quartz worktop with inset Blanco double Belfast sink with mixer tap and single drainer. Integrated fridge, integrated freezer, integrated Siemens microwave oven, Siemens double electric



fan oven, Siemens five ring induction hob with extractor hood over. Integrated Hotpoint dishwasher, downlighting under cabinets, ceiling spotlights, porcelain tiled floor, wet under floor heating, peninsula end with breakfast bar side, double-glazed bi-folding doors to rear garden, floor to ceiling flush mounted storage cupboards.

First floor:

Landing: fitted carpet, spotlights.

Sitting room: fitted carpets, radiator, large south-facing windows overlooking Trafford Close's green, stairs rising to top floor.

Bedroom three: fitted carpet, radiator, built in wardrobe cupboards.

Family bathroom/W.C: recently refitted with large walk-in shower cubicle with rainwater showerhead and handheld shower, low-flush W.C, enclosed washbasin with mixer tap and storage cupboards under, porcelain tiled floor, chrome vertical heated towel rail, spotlights, extractor fan.

Top floor:

Landing: fitted carpet, access to fully boarded loft with power and lights via pull down ladder.

Principal bedroom: fitted carpet, radiator, built in wardrobe cupboards, south-facing window overlooking the green in Trafford Close.



Bedroom four: fitted carpets, radiators, built in shelf units.

Bedroom two: fitted carpet, radiator, views overlooking fields.

Family bathroom/W.C: modern matching white suite comprising of P-shaped bath with separate shower over, rainwater showerhead and hand-held shower and shower screen. Enclosed wash hand basin with mixer tap and cupboard under, low flush W.C, chrome vertical heated towel rail, recently replaced wall mounted Worcester Bosch combination gas boiler, spotlights, ceramic tiled floor.

Outside:

Front: brick paved drive providing off street parking comfortably for two cars.

Rear garden: large sun terrace, remainder mainly laid to lawn, timber shed, outside lights and outside tap. Garden backs onto a graveyard and fields adjacent offering countryside views.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	80
(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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