



High Street
Great Missenden | Buckinghamshire

£500,000
Leasehold



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We are pleased to bring to market this immaculately presented 2- double bedroom, first floor flat situated on Great Missenden High Street within a grade II* listed Jacobean manor house of historical significance set within an acre of communal landscaped gardens. Thoughtfully decorated by the current owners, balancing modern style with original character features, it is ideally located for balancing Chilterns living with easy access into London via rail and car as well as being in walking distance of the village's shops and eateries.

- Gas fired central heating
- Original shutters, bay and sash windows
- Walking distance of the train station into London Marylebone and local shops
- Garage plus further off street parking
- Sole agent



Entrance hall – fitted carpet, video entrance phone, storage cupboard with fitted shelves, spotlights.

Kitchen/dining room – fitted with a range of matching white base units and wall cabinets, granite worktops with inset one and a half bowl stainless steel sink unit with single drainer and mixer tap with filtered water and Proboil instant hot water tap, integrated dishwasher, integrated wine cooler, integrated washing machine, integrated induction hob with glass and stainless steel extractor hood over, integrated microwave oven, integrated split fan oven, integrated fridge and freezer, granite window bench seat, downlighting, spotlights, Karndean wood effect flooring, additional storage cupboard contemporary styled white vertical radiator, stable door leading to own cast iron fire escape, providing access to the rear of the property and the gardens beyond.

Bathroom/W.C – modern matching white suite comprising panel bath with mixer tap and Aurajet showerhead and Phillips water filter, shower screen, low-flush WC, floating wash hand basin with mixer tap and storage cupboard under, white vertical heated towel rail, medicine cabinet with automatic lighting and heated vanity mirror, exposed timber beam, travertine floor with electric underfloor heating, extractor fan, spotlights.

Sitting room – fitted carpet, radiator with a cover, large west-facing sash window with original shutters, feature fireplace with mantelpiece surround, inset black bricked and black quarry tiled hearth, built-in bookshelves.

Walk through study – fitted carpet, radiator with a cover, large west-facing sash window with original shutters, fitted wooden desk and cabinets underneath.

Principal bedroom – beautiful period window with shutters, range of built-in wardrobe cupboards, further storage cupboard, fitted carpet, five-amp lighting providing bedside table lighting, fireplace with wooden mantelpiece surround, two radiators.

Bedroom 2 – fitted carpet, radiator with cover, large storage cupboard, wardrobe cupboard.

Outside

Elmhurst is set within approximately one acre of well-tended lawns and gardens of which residents have communal use of.

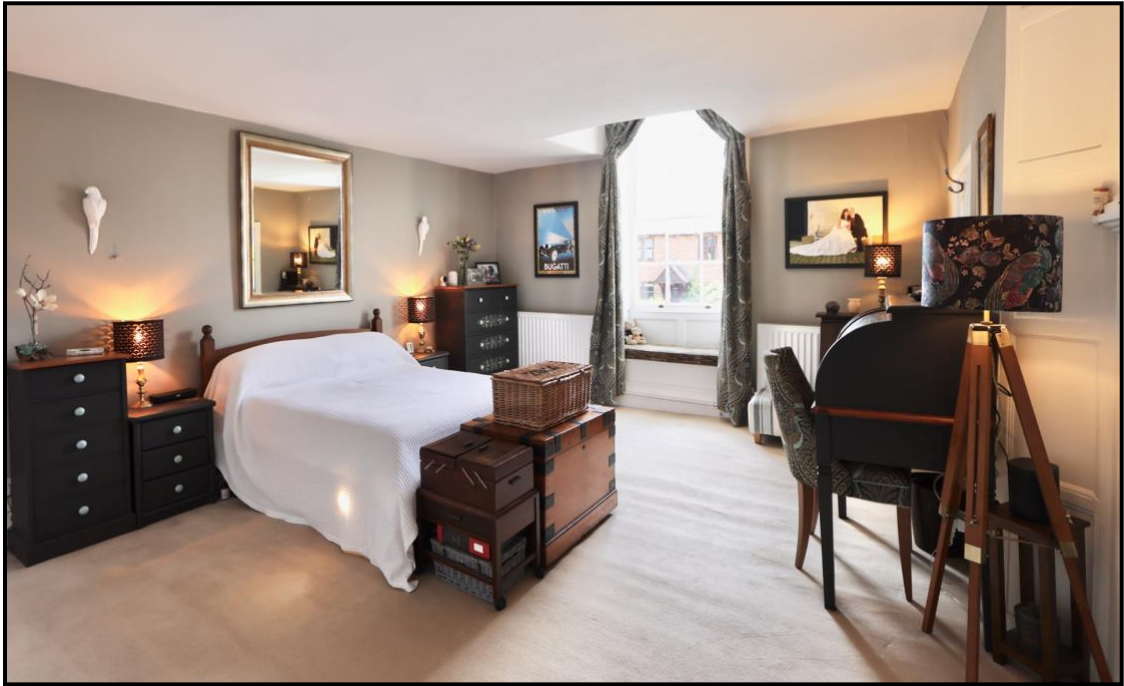
Garage – with power and light

- Brick built storage shed
- Gated resident's and visitor's off-street parking

Material information

- Share of freehold
- Service charge: £4,911 annually
- Council Tax band: D
- Acre of communal gardens

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	77
(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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