



Church Street
Great Missenden | Buckinghamshire

£700,000
Freehold



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We're pleased to offer this charming and deceptively spacious Grade II listed 3-bedroom end of terrace cottage located within the Great Missenden Conservation Area and within easy access of the High Street's shops, restaurants and railway connection into London Marylebone. Viewing is highly recommended.

Highlights include:

- Grade II listed with period features throughout
 - An ensuite to the master bedroom
 - Enclosed rear garden
- Walking distance to the local shops, restaurants and railway line into London Marylebone
- Within the catchment for several schools rated 'Outstanding' by Ofsted
 - Chain free
 - Sole agent



Ground Floor

Entrance Hall - quarry tiled floor, understairs storage cupboard, radiator, wall light and stairs rising to the first floor.

Dual Aspect Kitchen/Dining Room – open plan with matching base units and wall cabinets, marble worktop with inset one and a half bowl stainless steel sink unit with single drainer and mixer tap. Integrated Miele dishwasher, NEFF five-ring stainless steel gas hob with a stainless steel extractor over. Integrated NEFF electric fan oven and integrated NEFF combination microwave oven. Limestone tiled floor, downlighting, spotlights.

The vaulted dining room boasts exposed timber beams, double-glazed bifold doors to the rear garden, underfloor heating, limestone flooring and spotlights.

Study – quarry tiled floor, radiator, wall lights and built-in shelving.

Utility/Boot Room – base units, worktop with inset one and a half bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge freezers, quarry tiled flooring, radiator, double-glazed door to rear garden, spotlights.

Downstairs WC – matching white suite comprising low-flush WC, wash handbasin with corner mixer tap, wall-mounted Worcester Bosch central heating boiler, quarry tiled floor.

Sitting Room – fitted carpet, two radiators, Victorian style fireplace with cast iron mantelpiece surround with inset tiled slips (not tested or seemingly working), wall lights, exposed timber beams.

First Floor

Landing – fitted carpet, exposed timber beams.

Bedroom – two radiators, storage cupboard, range of wardrobe cupboards with sliding doors, access to loft, exposed timber beams.

Bedroom – fitted carpet, radiator.

Family Shower Room / WC - modern matching white suite comprising enclosed handwash basin with mixer tap and cupboard under, low-flush WC, large shower cubicle, extractor fan, radiator, wood effect luxury vinyl floor, spotlights.


Master Bedroom – a particularly large bedroom with exposed wooden floorboards, range of built-in wardrobe cupboards with matching drawers, 2 radiators, exposed timber beams, small loft hatch, ensuite bathroom with modern matching white suite comprising panel bath with Victorian style mixer tap and shower attachment, low-flush WC and enclosed handwash basin with mixer tap and cupboard underneath, radiator, extractor fan, wood effect luxury vinyl floor, spotlights.



Outside

Rear Garden - Yorkstone style sun terrace, raised lawn area with further raised beds, side pedestrian access via a wooden gate, large timber shed with outside tap and light.

Agents Note: Please note that the next-door neighbour has a pedestrian right of way via the garden for the taking out and retrieval of bins, garden maintenance and window cleaning.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(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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