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2 Trafford Close, Great Missenden

£550,000

Great Missenden

## 2 Trafford Close

Great Missenden, Great Missenden

Spacious three bedroom home (approx. 1280SQFT) in a quiet Great Missenden cul-de-sac, with conservatory, utility room, en suite, parking for two and a low-maintenance garden.

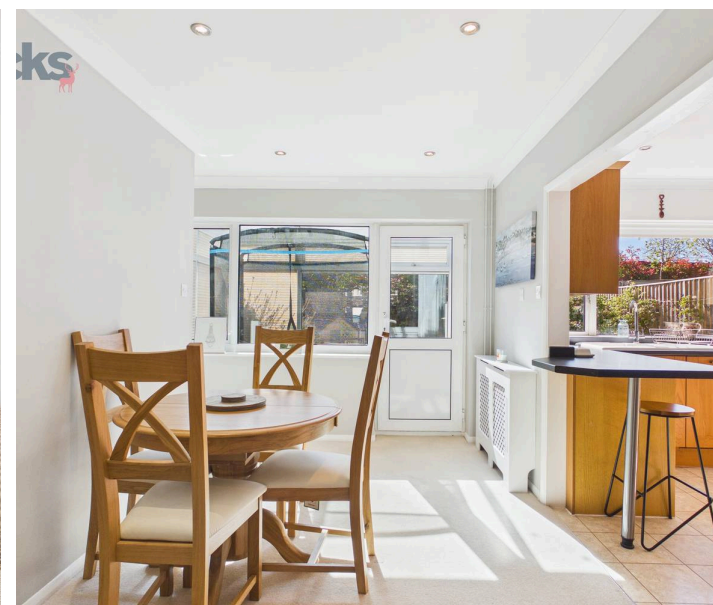
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-proportioned three bedroom home extending to approximately 1280SQFT
- Positioned within a quiet, community-driven cul-de-sac setting
- Deceptively spacious layout, offering significantly more internal space than expected
- Impressive principal bedroom suite with en suite and walk-in wardrobe
- Multiple reception areas including conservatory, ideal for flexible living
- Separate utility room enhancing day-to-day practicality
- Excellent built-in storage throughout
- Low-maintenance courtyard garden suited to modern lifestyles
- Off-street parking for two vehicles
- Presented in excellent condition with recently installed boiler





Description:

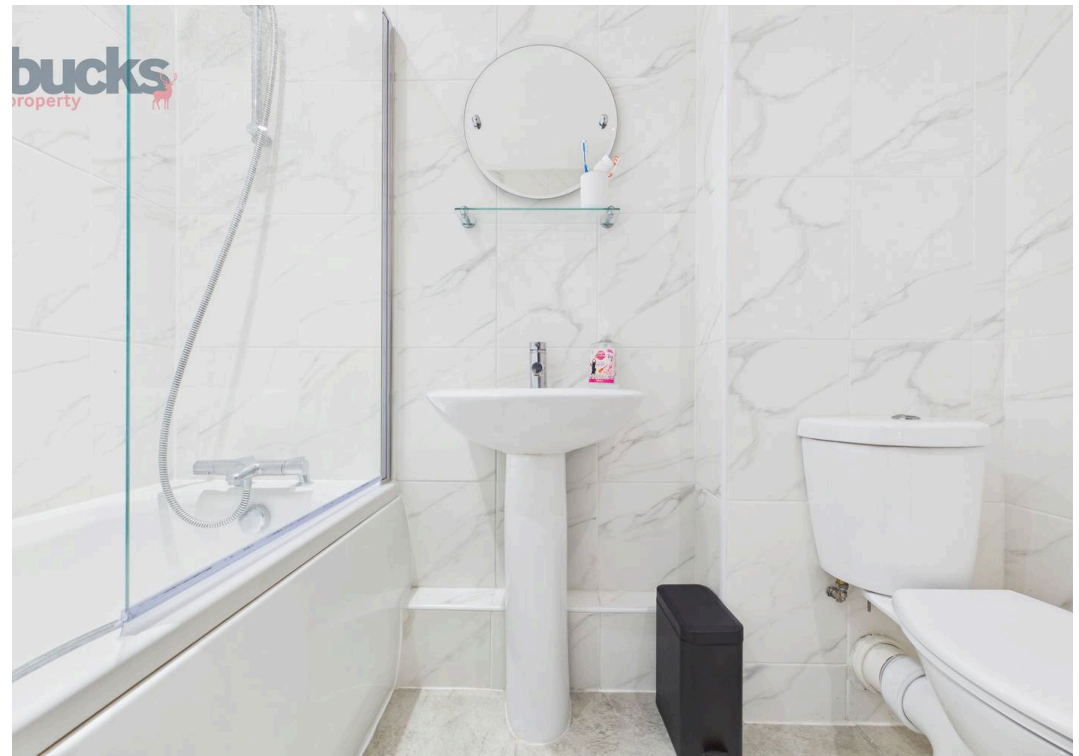
A well balanced and thoughtfully arranged three-bedroom home extending to approximately 1280SQFT, offering a rare combination of space, practicality and comfort within a quiet residential setting.

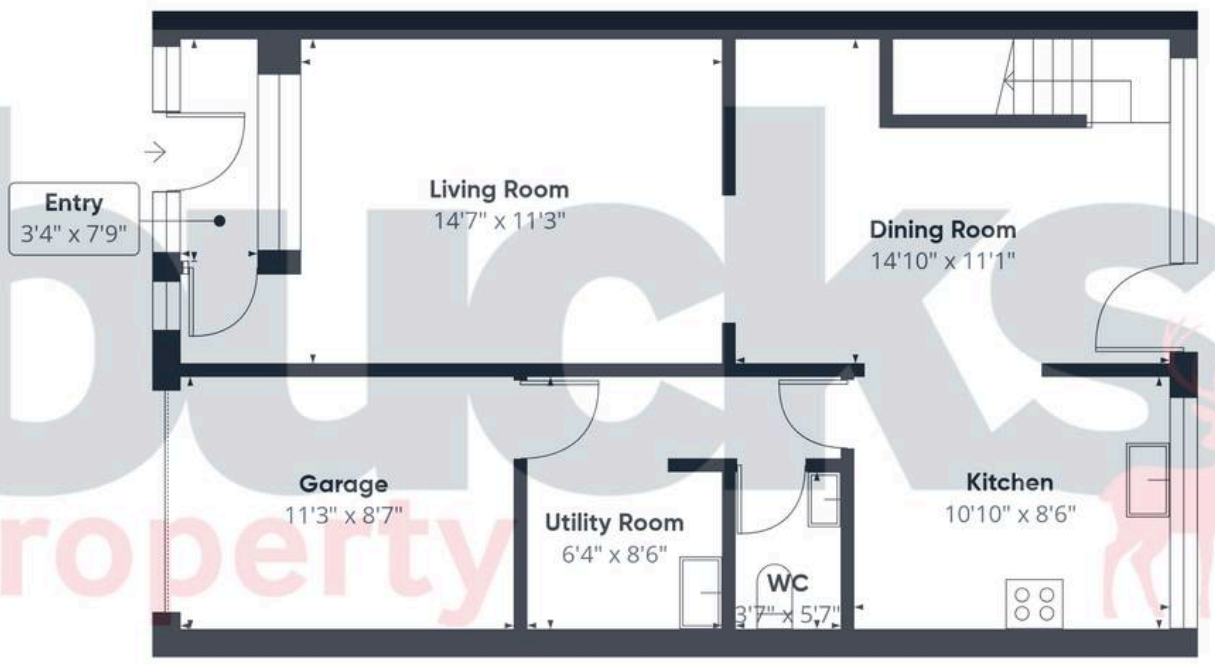
The ground floor is arranged to provide a series of clearly defined yet connected living spaces, including a sitting room and separate dining room, alongside a well-appointed kitchen. To the rear, a conservatory provides an additional reception area, naturally extending the living space and introducing a greater sense of light and openness.

A particular strength of the house lies in its functionality. The inclusion of a separate utility room, ground floor WC and a notable level of storage throughout elevates the practicality of the home beyond that typically found in comparable properties.

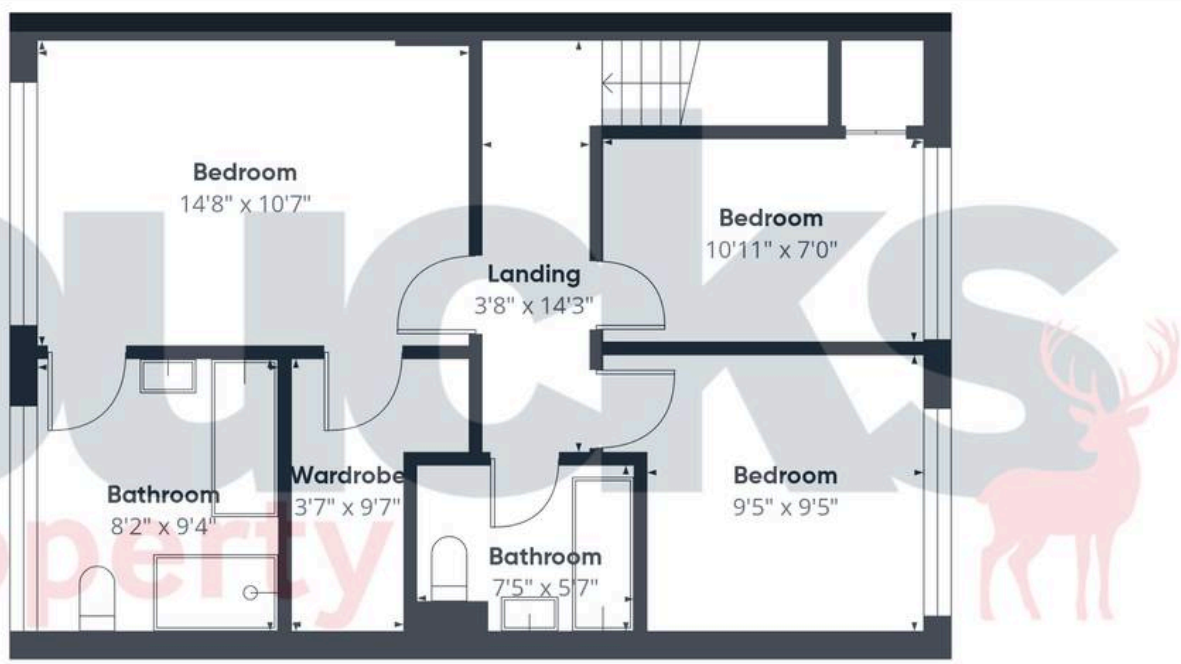
On the first floor, the principle bedroom forms a well-executed suite, incorporating a walk-in wardrobe and ensuite bathroom. Two further bedrooms are served by a separate family bathroom, providing well-proportioned and flexible accommodation.

The property is presented in excellent order throughout and benefits from recently installed boiler, allowing for immediate and uncomplicated occupation.





First Floor



Floor 2



Approximate total area<sup>(1)</sup>  
1219 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



## Bucks Property

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