



Ballinger Row
Ballinger | Buckinghamshire

£525,000
Freehold


Jeremy Swan

Ballinger Row, Blackthorn Lane Ballinger | Buckinghamshire

We are pleased to present this two-bedroom terraced, brick and flint, character property situated within a desirable area in the heart of the Chiltern countryside whilst also being within easy driving access of Great Missenden with its High Street and railway station with a direct line into London Marylebone.

Some of its many pleasing features include:

- Double glazing and oil-fired central heating
 - Fitted kitchen
 - 2 bedrooms and first floor bathroom
 - Exposed brick and timber beams
 - Triple aspect conservatory
- Large front garden backing onto the cricket field
 - On-street parking
 - Sole agent

Ground Floor

Entrance porch – approached through double double-glazed doors with terracotta tiled floor, front door leading into the sitting room.

Sitting room – wood effect flooring, radiator, exposed brick, open fireplace with inset cast iron wood burning stove sat on a hearth with brick trim, dado panelling, spotlights, stairs rising to the first floor.

Kitchen/breakfast room – fitted with a range of matching base units, wall cabinets and display cabinets, granite worktop with inset Belfast sink with mixer tap, space for slimline dishwasher, built-in range with induction hob, two fan ovens and a grill. Plumbing for washing machine, radiator, space for fridge freezer, luxury vinyl wood effect flooring, spotlights.

Triple aspect conservatory – double-glazed double doors to rear garden, radiator, luxury vinyl wood effect flooring.



First Floor

Landing – fitted carpet, spotlights.

Principal bedroom – fitted carpet, radiator, built-in storage cupboard.

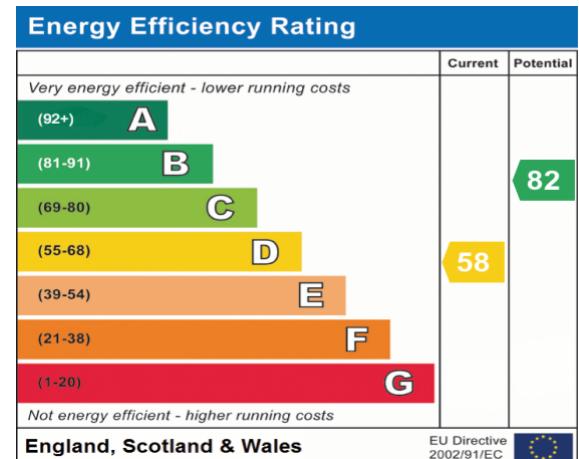
Bedroom 2 – fitted carpet, radiator, access to the loft, spotlights.

Ensuite family bathroom/W.C. – matching Victorian style white suite comprising panel bath with Victorian style mixer tap with handheld shower and separate shower over, pedestal wash handbasin, low-flush W.C, radiator, luxury vinyl wood effect flooring, extractor fan, spotlights.

Outside

Large front garden – backing onto Ballinger cricket field, two timber sheds.

Rear garden – mainly laid to lawn, outside tap and light, Worcester Bosch external boiler cabinet with oil-fired central heating boiler and oil tank next to it.







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