



**Ballinger Row**  
Ballinger | Buckinghamshire

**£525,000**  
Freehold





## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		







64 High Street, Great Missenden, Buckinghamshire HP16 0AN Tel: 01494 890990  
 Email: [info@jeremyswan.co.uk](mailto:info@jeremyswan.co.uk) To register, please visit our website at [www.jeremyswan.co.uk](http://www.jeremyswan.co.uk).  
 To unsubscribe, please log in to your account on our website and follow the instructions.



All due care has been taken in the preparation of these particulars. However no responsibility is accepted for errors, nor can any claim be entertained for any expenses or inconvenience caused by reason of the withdrawal of particulars properties from the market by previous disposal or otherwise. All properties are offered subject to contract and being available on receipt of offers. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents, buyers are advised to obtain verification from their Solicitor. Room measurements have been made using a sonic tape. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as approximate. Photographs are for illustration only, may have been taken using wide angle lenses, and may depict items which are not for sale or not included in the sale of the property.

