12 Mobwell Terrace Aylesbury Road, Great Missenden HP16 9AU

£480,000

12 Mobwell Terrace Aylesbury Road

Great Missenden

- Period cottage on the outskirts of the village.
- Excellent presentation throughout - No onward chain
- Separate living room, dining room and refitted kitchen
- Main bedroom with overlooking fields
- Adjacent to National Cycle Route and wonderful Countryside Walks
- Level and enclosed back garden with outside home office/gym

Great Missenden is an historic village surrounded by the Chiltern Area of Outstanding Natural beauty. The lovely, village centre has several café/coffee shops, restaurants, pubs and boutiques plus a local Co-Op supermarket with visitors being drawn to the Roald Dahl Museum. There is a mainline rail link into Marylebone via the Chiltern Line.

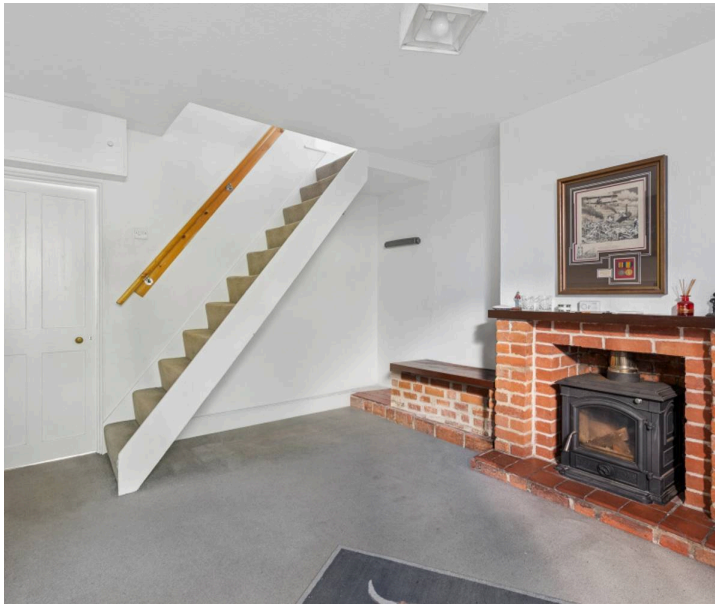
**** School Catchments*** Primary- Great Missenden CofE combined school. Upper School- The Misbourne School. Boys' grammar- Dr Challoners Grammar School. Girls' Grammar- Dr. Challoners High School. Mixed Grammar- Chesham Grammar School.*

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



12 Mobwell Terrace Aylesbury Road

Great Missenden

A well-presented three-bedroom period end-terrace with two reception rooms, open fireplaces, a rear garden and an insulated garden room, on the edge of the village.

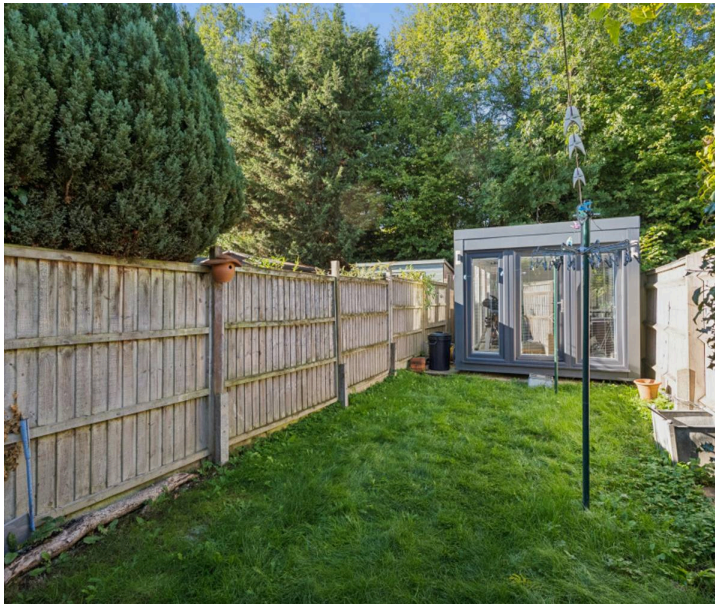
A well-presented period end-terrace in a popular row on the edge of the village. Surrounded by wonderful Countryside walks and on the National Cycle Route.

A wrought-iron gate opens directly into the front sitting room, with a bay window and open fireplace. A door leads through to the dining room, with stairs to the first floor, a window to the rear and a fireplace fitted with a log burner.

The galley-style kitchen has beech-effect units, an electric hob and oven, space and plumbing for appliances, a side window and a door to the garden. The ground-floor bathroom has a bath, W.C. and wash basin, tiled walls and a rear window.

Upstairs are two double bedrooms, one overlooking fields to the front, and a third bedroom accessed through the rear bedroom.

The rear garden is mainly laid to lawn, with close-board timber fencing, a patio beside the house and access to the front. At the far end is an insulated garden room, suitable for use as an office, gym or hobby room, with power and light.



12 Mobwell Terrace

Approximate Gross Internal Area
Ground Floor = 34.7 sq m / 373 sq ft
First Floor = 29.1 sq m / 313 sq ft
Garden Room = 12.0 sq m / 129 sq ft
Total = 75.8 sq m / 815 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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