



Winslow Field
Great Missenden | Buckinghamshire

£475,000
Freehold



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We are pleased to offer this deceptively spacious and extended terraced three-bedroom family home ideally located within walking distance of Great Missenden's High Street, local schools and the train station with its direct line into London Marylebone. Equipped with mod cons such as solar panels and an electric car charging point, early viewing is highly recommended.

- Two doubles and one single bedroom
 - South facing rear garden
 - Off street parking and single garage
- Walking distance of local amenities including the rail station into London Marylebone
 - Double glazing and gas fired central heating
 - Solar panels and electric car charging point
- Quiet cul-de-sac location adjacent to fields, ideal for walks
 - Sole agent



Ground Floor

Entrance porch and hall – small entrance porch with own door leading to the front door, wood effect laminate flooring, radiator.

Downstairs cloakroom/WC – matching white suite comprising low-flush WC, floating wash hand basin, radiator and pebble dash stone floor.

Dual aspect open plan sitting and dining room – wood effect laminate flooring, radiators to sitting room and dining room end, archway wall dividing the two areas, single glazed window to the dining room end.

Kitchen – range of matching base units, wall cabinets and drawers with laminate worktops, spacious understairs storage cupboard with light, inset stainless steel sink unit with single drainer and mixer tap, double gas oven with five-ring gas hob with stainless steel backsplash and extractor hood over, integrated dishwasher, space for fridge freezer, pantry cupboard, radiator, black stone tiled floor, spotlights, door leading to conservatory extension.

Conservatory extension – can be used as both utility room and conservatory with venting for tumble dryer, space for washing machine, power, 7 panels of single glazing

offering lots of light and looking out onto the garden, concrete floor with brick style tiles, UPVC double-glazed door to rear garden.

First Floor

Split level landing – fitted carpet, airing cupboard housing lagged copper cylinder hot water tank with solar iboost automatic hot water service from the solar panels and shelving. Access to loft via hatch.

Bedroom 1 (Single) – radiator, fitted carpet, window overlooking the rear garden.

Bedroom 2 (Double) – radiator, fitted carpet, window overlooking the rear garden.

Principal bedroom (Double) – radiator, fitted carpet, window looking out onto the street with views of open countryside beyond, room length built-in mirrored sliding door wardrobe offering plenty of storage for clothing.

Family bathroom – fully tiled with matching white suite comprising low-flush WC, pedestal hand wash basin, wall-mounted vanity cabinet, wall-mounted Baxi gas boiler, white vertical heated towel rail, tiled bath with mixer tap, handheld shower attachment and Triton power shower, extractor fan, grey wood effect laminate flooring, spotlights.



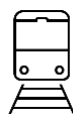


Outside

Rear garden – south-facing three-tiered garden with gravel, outside tap and water butt at the bottom, mostly laid to lawn with path leading to steps to the final tier featuring brick built raised beds with established flower and shrub plants, stone gravel leading to garage accessed garden side by a composite door and gate leading to off-street parking at the rear of the property.

Single garage – with power, electric up and over door. Off-street parking space to the left of the garage with electric car charging point.

Front garden – mainly laid to lawn with pathway leading to entrance porch, raised steps with inset gravel beds.



Great Missenden Train Station

0.3 miles



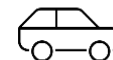
Close to local convenience shops

0.3 miles



Schools

Walking distance to local primaries and secondary, in-catchment for fantastic state and independent secondary schools



Great transport links

To M40, M25 and beyond

Energy Efficiency Rating

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

Council Tax Band – D (Buckinghamshire)
EPC Rating – B

For more details or to book a viewing please call: **01494 890990** or email **hello@jeremyswan.co.uk**



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 Email: info@jeremyswan.co.uk To register, please visit our website at www.jeremyswan.co.uk.
 To unsubscribe, please log in to your account on our website and follow the instructions.



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