



**Ballinger Row**  
**Ballinger | Buckinghamshire**

**£550,000**  
**Freehold**



# Ballinger Row

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We are delighted to offer this beautifully finished mid-terraced, two bedroom cottage in the popular village of Ballinger. A wonderful countryside location yet still retaining easy access to London via Great Missenden rail station (Marylebone Line).

- Extensively modernised by the present owner
  - Recently replaced roof
- Internal ground floor lowered for extra height
- Large garden backing onto the cricket field
- Summer house arranged for additional living
- Oil fired central heating and double glazing
  - Approached via an easement over the neighboring properties
- Walking distance for most people to the highly regarded Cock and Rabbit pub, café, restaurant
  - Sole agent



## GROUND FLOOR

**Reception room** – Floor has been lowered, oak floor, wall lights, stairs rising to the first floor, under stairs storage cupboard, radiator, fireplace with inset cast iron multi fuel stove with a wooden mantel piece and set on a slate hearth, exposed timber beams.

**Kitchen** – Fitted with a range of matching base units and wall cabinets, marble effect composite worktop with inset white butler style sink unit with single drainer and mixer tap, four ring halogen hob with extractor hood over, integrated electric fan oven with grill, integrated Bosch dishwasher, space for

fridge freezer, oak floor, tread lights, down lighting, spotlights, radiator, stable door to garden.

## FIRST FLOOR

**Landing** – Fitted carpet.

**Bedroom one** – Fitted carpet, radiator, spotlights, brick and flint exposed panel.

**Bedroom two** – Fitted carpet, radiator, spotlights, access to loft.

**Bathroom** – Recently refitted with a modern contemporary style matching white suite comprising wash hand basin with mixer tap and drawer under, low flush WC, large shower cubicle, chrome vertical

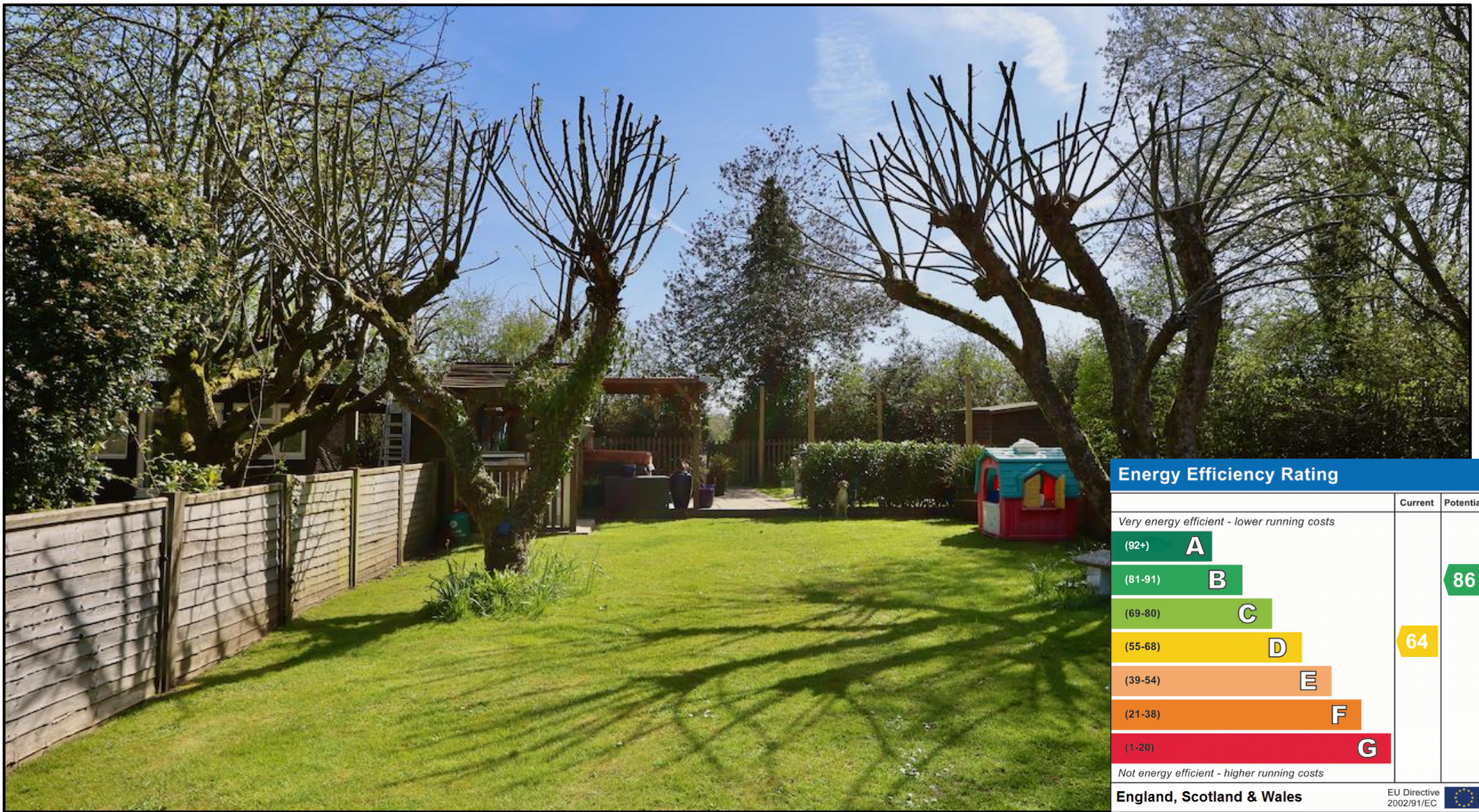
heated towel rail, ceramic tiled floor, extractor fan, spotlights.

## OUTSIDE

**Front** – Particularly large, well planted garden backing onto the cricket field. Summer house, presently used for further accommodation. Pergola with paving and a hot tub, outdoor kitchen area, timber shed.

**Rear** – Large close boarded and brick outhouse with log store and plumbing for washing machine, power and light.





| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92+) <b>A</b>                              |           |                         |
| (81-91) <b>B</b>                            |           | <b>86</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>64</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England, Scotland & Wales                   |           | EU Directive 2002/91/EC |

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