



High Street  
Great Missenden | Buckinghamshire

£750,000  
Freehold

  
Jeremy Swan



# High Street Great Missenden | Buckinghamshire

Balancing Victorian period features with modern design accents, this four-bedroom end of terrace puts you mere steps away from the village's independent shops, restaurants and railway station with a direct line into London Marylebone. Perfect for commuters, downsizers and families alike looking to be in the heart of the village whilst retaining fantastic transport links into the capital and beyond. With its own parking space, it's easy to see why properties in this location rarely come to market, early viewing is highly advised.

Highlights include:

- Exposed timber beams and Victorian period features
  - Gas fired central heating and double glazing
    - Allocated off street parking
    - Small manageable side garden
- Steps away from the local shops, restaurants and railway line into London Marylebone
  - Sole agent

## Ground Floor

**Entrance Hall** – fitted carpet, radiator, exposed brick and exposed beams, original lead light window, wall lights.

**Downstairs cloakroom/W.C** – modern matching white suite comprising low-flush WC, enclosed wash hand basin with mixer tap and storage cupboard under, radiator, wood effect laminate flooring.

**Dual aspect sitting room** – wood effect laminate flooring, radiator, wall lights, exposed timber beams, Victorian style open fireplace with cast iron mantelpiece surround, inset tiled slips and a terracotta hearth.

**Dining room** – wood effect laminate flooring, exposed timber beams, wall light, feature fireplace with cast iron mantelpiece surround and inset tiled slips, storage cupboards, radiator, double-glazed door to side pedestrian access.



**Kitchen** – wood effect laminate flooring, matching base units and wall cabinets, wood effect worktop with inset stainless steel sink unit with single drainer and mixer tap, integrated slimline dishwasher, integrated electric fan oven, integrated Bosch induction hob with stainless steel and glass extractor hood over, exposed beams, spotlights, double-glazed door to side pedestrian access, radiator, stairs rising to the first floor.

**Utility Room** – wood effect laminate flooring, radiator, worktop, wall cabinets, storage cabinets, plumbing for washing machine, space for condensing tumble dryer, wall-mounted Worcester Bosch combination boiler.

## First Floor

**Landing** – fitted carpet, spotlights, exposed timber beams.

**Bedroom 4** – fitted carpet, radiator, Victorian style cast iron fireplace.

**Bedroom 3** – fitted carpet, radiator, wall lights.

**Family bathroom/WC** – fully tiled modern matching white suite comprising panel bath with Victorian style mixer tap with shower attachment, shower curtain and rail, low-flush WC, pedestal wash hand basin, wood effect laminate flooring, chrome vertical heated towel rail, extractor fan.

**Dual aspect bedroom 2** – fitted carpet, radiator.

**Dual aspect principal bedroom** – fitted carpet, radiator, wall lights, exposed timber beams.

## Outside

**Off-street parking** – for one car

**Small side garden** – mostly laid to lawn with a flowerbed and paved walkway.

**Council Tax Band:** D







| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 78                      |
| (55-68) <b>D</b>                            | 62      |                         |
| (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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