



Missenden Road
Little Missenden | Buckinghamshire

£695,000
Freehold



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Situated on the A413, this late deceptively spacious Victorian end-of-terrace family home with farmhouse charm comes to the market again after 40 years. Ideally located for commuters looking to retain easy access of the city whilst enjoying the idyllic Chiltern countryside and families looking to take advantage of the catchment area that includes many state and independent schools rated favourably by Ofsted. This property comes with a range of unique features with its outside space being particularly impressive. Viewing is highly recommended.

- Gas-fired central heating
- 4 bedrooms with ensuite to the principal bedroom
- Extensive garden space including pagoda, vegetable garden, orchard and wildflower meadow plus large garage/workshop
- Room to extend or develop subject to planning permission
 - Sole agent



Ground Floor

Entrance hall – tiled effect vinyl floor, coats cupboard, stairs rising to the first floor.

Study – fitted carpet, radiator, built-in desk and storage units.

Dual aspect open plan kitchen/dining room – fitted with a range of matching base units and wall cabinets, worktop with inset stainless steel one and half bowl sink unit with single drainer and mixer tap, four-ring stainless steel gas hob with electric fan oven under, gas-fired Rayburn range cooker with wooden mantelpiece over, integrated dishwasher, storage cupboards, space for fridge freezer, tiled effect vinyl floor, pantry cupboard and further storage cupboard, radiator, steps down to a utility room.

Utility room– base units, stainless steel sink unit with single drainer, plumbing for washing machine, vented for tumble-dryer, radiator, quarry tiled floor, door to west-facing rear garden.

Sitting room – fitted carpet, large open fireplace with inset cast iron multi-fuel stove set on a terracotta hearth with a wooden mantelpiece surround, dado rail, wall lights, radiator, bay window

with floor to ceiling side windows and double-glazed doors to a west-facing garden.

First Floor

Split landing

Dual aspect principal bedroom – cork tiled floor, radiator, partial double-glazing.

Ensuite shower room/W.C – matching white suite comprising shower cubicle, low-flush W.C, enclosed wash hand basin with mixer tap and storage cupboards under, electric Dimplex radiator, vinyl floor, extractor fan.

Bedroom 3 – fitted carpet, radiator, built-in wardrobe cupboard.

Bedroom 2 – fitted carpet, radiator, built-in wardrobe cupboard.

Bedroom 4 – fitted carpet, radiator.

Family bathroom W.C – modern matching white suite comprising P-shaped bath with Victorian style mixer tap with shower attachment, separate shower over, shower screen, low-flush W.C, pedestal hand wash basin with mixer tap, radiator with heated towel rail surround, airing cupboard housing a lagged copper cylinder hot water tank.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Outside

Large west-facing sun terrace – with pagoda that has a mature vine growing over it.

Outside W.C – with low-flush W.C with outside tap and light.

Storage shed – with outside light.

Rear garden – mainly laid to lawn with well-stocked raised beds containing flowers and shrubs, greenhouse, wild meadow and orchard well-stocked with various fruit trees, polytunnel, hen house, vegetable garden with fruit cage, chicken runs, picket gate leading through to workshop and various outbuildings, off-street parking and garage, backing onto fields, side pedestrian access. Old obsolete LPG gas cylinder.

Garage/workshop – with eave storage, dog's kennel, further storage cupboard historically used for chickens with off-street parking space.

Front and side gardens – mainly laid to lawn with well-stocked flower and shrub borders.

Agent's Note: The property is located along a dual carriageway with a 50mph speed limit with off street parking to the rear. Council Tax band is F.







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 To unsubscribe, please log in to your account on our website and follow the instructions.



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