



Old Town Farm
Great Missenden | Buckinghamshire

£625,000
Leasehold



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Offered chain free this spacious three-bedroom terraced house located within Great Missenden and within walking distance of local shops, cafes and rail station (Chiltern Line into London Marylebone).

This property is situated within a small community which is exclusively for people of the age of 55 years old and over.

Some of its many pleasing features include:

- Private development for people over the age of 55
 - Community manager – emergency alarm
 - Long lease remaining
 - Private South facing garden
 - Sought after village location
 - Garage
 - Use of indoor heated swimming pool and communal grounds
 - Garden maintenance twice a week
 - Sole agent & chain free

Vaulted entrance hall – with floor to ceiling double glazed windows, stairs rising to the first floor, stairs descending to the ground floor, wall lights, understairs storage cupboard.

Separate W.C – Modern matching white suite comprising low flush WC, pedestal wash hand basin, fitted carpet, plumbing for washing machine, extractor fan, Dimplex electric heater.

Kitchen – Fitted with a range of matching base units and wall cabinets, worktop with inset stainless steel sink unit with single drainer and mixer tap, plumbing for slimline dishwasher, space for fridge freezer, integrated Miele ceramic hob with electric Miele fan oven and extractor hood over, vinyl floor, wall-mounted Dimplex electric bar heater.

Sitting room – Fitted carpet, under eave storage, feature fireplace with wooden mantelpiece surround, wall-



mounted electric radiator, study area with fitted carpet, double doors into dining room, double-glazed double doors to south-facing conservatory.

Dining room – Fitted carpet.

Conservatory – Fitted carpet, double-glazed door to south-facing sun terrace and gardens.

First Floor

Landing – Galleried, fitted carpet, linen cupboard housing lagged copper cylinder hot water tank, access to loft via pulldown ladder.

Family bathroom/W.C – Modern matching white suite comprising panel bath with Victorian style mixer tap, low-flush WC, enclosed hand wash basin with cupboards under, chrome electric heated towel rail, fitted carpet, wall-mounted Dimplex warm air heater, wall lights, extractor fan.

Principal bedroom – Fitted carpet, built-in wardrobe cupboards with matching drawers, wall-mounted Dimplex electric radiator, large eye level storage cupboard housing shower pump.

Ensuite shower room/W.C – Modern matching white suite comprising low-flush WC, wash hand basin with mixer tap, shower cubicle, electric radiator with chrome heated towel rail surround, vinyl floor, extractor fan.

Bedroom two – Fitted carpet, electric wall-mounted radiator, built-in wardrobe cupboards.

Bedroom three – Fitted carpet, wall-mounted Dimplex electric radiator.

Garage – With up and over door, power and light.



Benefits included in service charge

- On site manager
- Insurance on all buildings & individual properties
- Exterior maintenance
- Window cleaning every six weeks
- Garden maintenance twice a week
- Heated swimming pool maintained
- Entertainment area maintained
- Rubbish removal
- 24-hour emergency call system

Additional details

- Council tax band G Chiltern
- EPC Band D
- Service charge approximately £2,645 per quarter

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 





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



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