



Rook Wood Way
Great Missenden | Buckinghamshire

£1,295,000
Freehold





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Extended and modernised by the current owners to a particularly high standard, we are very pleased to offer this beautiful 5-bedroom detached family house located in this highly desirable residential cul de sac on the edge of Great Missenden. Situated on a southwest facing plot of approximately 0.3 acres this superb property is ideal for a family wanting an immaculate home within easy access of Great Missenden, with its shops, cafes and rail station into London Marylebone.

- Gas fired central heating and double glazing
- Stunning open plan kitchen, dining, family room
- Residential cul de sac location
- Own driveway and double garage
- Approx. 0.3 acres of southwest facing garden
- Five bedrooms, and 2 bathrooms family bathroom
- Sitting room, snug and study
- Sole agent

Ground Floor

Spacious entrance reception Hall – Stairs rising to the first floor, under stairs storage cupboard, oak engineered wood floor, coats cupboard.

Downstairs cloakroom WC – Modern matching white suite comprising low flush WC, wash hand basin with side corner mixer tap, radiator, ceramic tile floor, window.

Sitting Room – Dual aspect, fitted carpet, sliding double glazed patio doors to southwest facing sun terrace, two radiators, open fireplace with a Chesney's fire grate and surround, limestone mantelpiece surround and a slate hearth, oak double doors with beveled glass providing access to the snug room, double glazed multiplane window, spotlights.



Snug – Fitted carpet, radiator, sliding patio doors to the southwest facing sun terrace and rear garden, spotlights.

Open plan kitchen/dining/family Room – Triple aspect, bespoke TC Joinery kitchen, a range of matching base units, wall cabinets and display cabinets, island unit with a breakfast bar end, granite worktop with inset double Belfast sink with mixer tap and single drainer, deep pan drawers, integrated dishwasher, Smeg range cooker with a 6-ring gas hob, plate warmer to the side, electric fan oven, electric oven, electric grill, extractor over, integrated bin system, storage cupboards, space for American style fridge freezer, integrated pantry cupboards, contemporary style vertical radiator, two radiators,

ceramic tiled floor, two sets of double-glazed French doors to the southwest facing rear garden, spotlights.

Utility Room – Dual aspect, base units, worktop with inset stainless steel sink unit with mixer tap, wall mounted Worcester Bosch gas central heating boiler, plumbing for washing machine, space and vent for tumble dryer, radiator, wood effect laminate flooring, double glazed door leading to the rear garden, pantry storage cupboard, door to the double garage.

Study – Oak engineered wood floor, radiator, spotlights.



First Floor

Landing – Fitted carpet, part galleried landing, access to loft via a pull-down ladder, part boarded with power and light, airing cupboard housing a lagged copper cylinder hot water tank.

Principal bedroom – Fitted carpet, radiator, double glazed French doors to the southwest facing balcony with steel and glass balustrade, radiator, spotlights.

Ensuite – Modern matching white suite comprising large shower cubicle, column style radiator with chrome heated towel surround, low flush WC, wash hand basin with mixer tap, ceramic tiled floor, extractor fan, spotlights.

Bedroom Four – Fitted carpet, radiator, spotlights.

Bedroom Three – Fitted carpet, built-in wardrobe cupboard, radiator, spotlights.

Bedroom Two – Fitted carpet, built-in wardrobe cupboards, radiator, spotlights.

Bedroom Five – Wood laminate flooring, built-in wardrobe cupboard, radiator, spotlights, up-lights.

Bathroom - Modern matching white suite comprising P-shaped bath with separate shower over, shower screen, low flush WC, pedestal wash hand basin with mixer tap, porcelain tiled floor, chrome vertical heated towel rail, spotlights.







Outside

Front – Own driveway to with off-street parking for many cars, oak frame porch with bench seat.

Rear – Landscaped southwest facing garden, large sun terrace, remainder mainly laid to lawn with well stocked flower and shrub borders, greenhouse, two timber sheds, outside light, outside taps, side pedestrian access from both sides, electric power sockets to both front and back of the property.

Garage – Double garage, electric up and over door, power and light, part of the garage has a secure room which has been used as a wine cellar.





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