



Orchard Mews
Great Missenden | Buckinghamshire

£660,000
Freehold


Jeremy Swan

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We are pleased to present this 2-bedroom house located in a private road within a few minutes' walk of Great Missenden's High Street shops and restaurants. The property also benefits from being in the catchment area for several schools rated 'Outstanding' by Ofsted as well as being within walking distance of the local train station with a direct line into London Marylebone.

Highlights include:

- Gas central heating
- Allocated tandem parking space
- High spec kitchen with integrated appliances
- Garden with large sun terrace
- Built approximately 5 years ago

Ground Floor

Entrance hall – Karndean flooring, carpeted stairs rising to the first floor, radiator

Sitting room – Karndean flooring, 2 radiators, double-glazed windows.

Downstairs cloakroom – modern matching white suite comprising hand wash basin with mixer tap and enclosed cistern WC, radiator, ceramic tiled floor, extractor fan and ceiling light.

Open plan kitchen/dining room – Fitted with a range of matching base units and wall cabinets, marble effect composite worktop with a one and a half sink unit with single drainer and mixer tap, integrated dishwasher, integrated washer/dryer, NEFF electric fan oven, black NEFF four ring gas hob and stainless steel NEFF extractor hood, integrated fridge/freezer, wall mounted Ideal gas combination boiler, spotlights.

Wood effect ceramic tiled floor, radiator, double-glazed double doors leading to west-facing rear garden.

First Floor

Principal bedroom – fitted carpet, radiator, range of built-on wardrobe cupboards with sliding mirrored wardrobe doors.



Ensuite shower room – with modern matching white suite comprising shower tray, large rainwater shower head and handheld shower, wash basin with mixer tap and enclosed cistern WC. Chrome towel rail, Velux window, extractor fan, vinyl floor and spotlights.

Bedroom 2 – fitted carpet, radiator.

Family bathroom – spacious, modern matching white suit comprising panel bath with mixer tap, rainwater shower head and handheld shower, shower screen, enclosed cistern WC, wash hand basin with mixer tap, extractor fan, vinyl floor, linen cupboard and spotlights.

Landing – access to loft

Outside

Gardens - Front garden with shrubs and flowers. Rear garden laid to lawn with shrubs and flowers. Large sun terrace, outside light, outside tap, electric power point. Timber shed with lean-to.

Allocated tandem parking space

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(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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