



6 Trafford Close, Great Missenden, Buckinghamshire, HP16 0BS

AA substantial, five bedroom, two bathroom, house close to the heart of Great Missenden centre and only a 600m walk to the mainline station to London Marylebone.

Entrance hall | Ground floor shower room | Utility | Sitting room | Kitchen/Breakfast room | Five bedrooms | Family bathroom | Driveway parking | Enclosed rear garden with raised beds

A bright, well-presented 5 bedroom, 2 bathroom, town house with flexible accommodation located in the heart of Great Missenden, just a 600m walk to the mainline station and local amenities.

Trafford Close is a popular location with properties being arranged around a central square and the property enjoys lovely views from the elevated rooms across both farmland at the rear and the village rooftops and hills beyond from the front.

The accommodation is arranged over three floors with two double bedrooms and a refitted shower room, plus utility room, on the ground floor, the living accommodation on the middle floor and three further bedrooms (2 doubles and a single) plus the family bathroom on the top floor.

The main living accommodation comprises of a large open plan sitting room opening to the dining area with bifold doors overlooking farmland. The adjacent kitchen has been beautifully refitted with gloss units, granite worksurfaces and quality appliances including a pair of Neff ovens and a large Neff induction hob.

Outside, there is driveway parking plus further off-street parking to the front and a low maintenance courtyard garden on two levels at the rear, accessed either from the utility room door or the sliding patio doors in the rear bedroom.

Price... £650,000

Freehold



LOCATION

Great Missenden is an historic village with properties dating back over the last few centuries forming the lovely old high street, with bustling cafes, restaurants, pubs and boutiques. Nestling in the Chiltern countryside, this friendly village has many good shopping facilities, three schools for children of all ages, sporting and social amenities and a main line rail link into London Marylebone. The area is one of great beauty and there are splendid walks through the Chiltern Hills, now largely designated an Area of Outstanding Natural Beauty.

DIRECTIONS

From our offices in Great Missenden follow the High Street towards Missenden Abbey past the shops and the traffic calming measures. Take the first right into Whitefield Lane, go under the railway bridge and turn right into the unmade road. Trafford Close is a short distance along on the left with number 6 being in the top, left corner.

School catchment 2022/23

Primary - Great Missenden CofE Combined School Boys' Grammar – Dr Challoner's Girls' Grammar – Dr Challoner's High School Mixed – Chesham Grammar Upper School/All ability – The Misbourne School (We recommend you check accuracy and availability at the individual schools)

Additional information

Council Tax Band E
EPC Band C

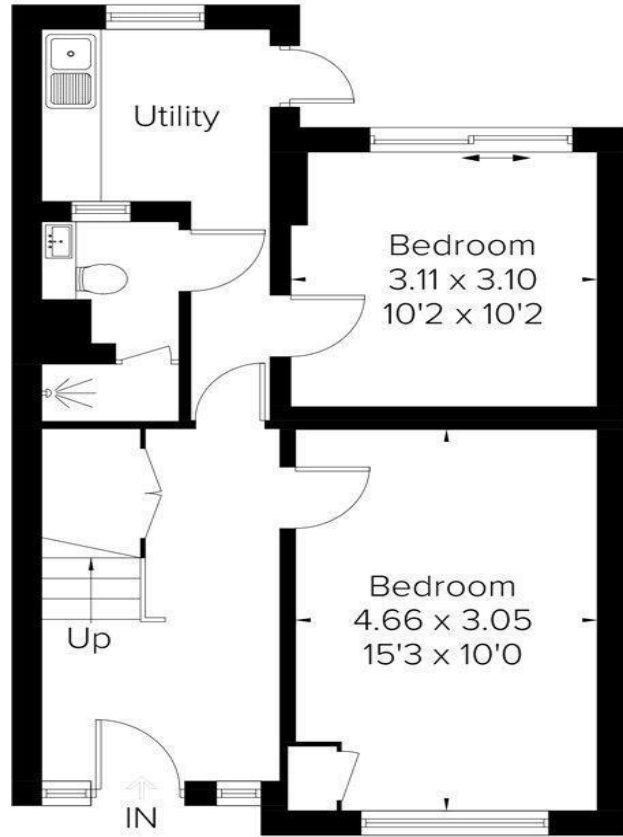
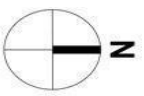
MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

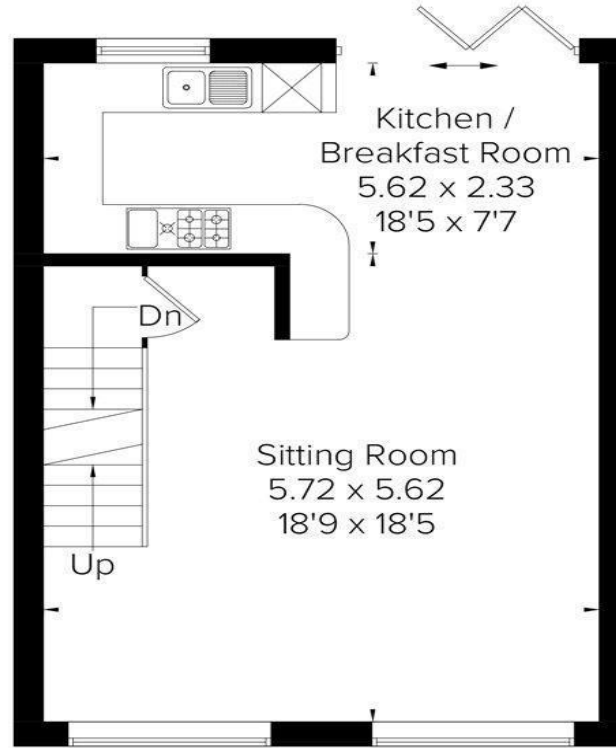
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



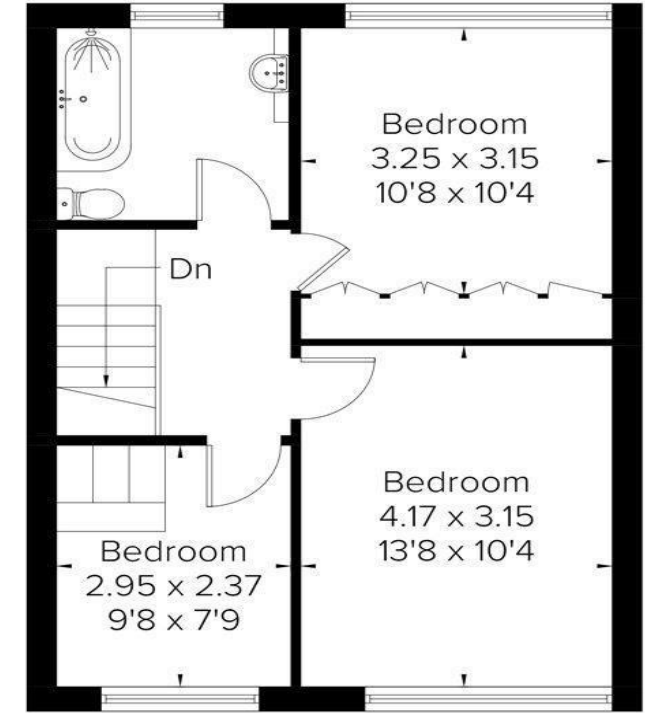
Approximate Area = 140.7 sq m / 1514 sq ft
Including Limited Use Area (1.8 sq m / 19 sq ft)



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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The **wye** Partnership