



30 Misbourne Drive Great Missenden HP16 0BL

A pretty, three-bedroom, semi-detached house on the edge of Great Missenden village convenient for the local schools, shops and mainline station into London. The house is presented in good decorative order and has the benefit of a garden home-office.

Entrance hall | Sitting Room | Dining Room/Family room | Kitchen | Conservatory | Three bedrooms | Bathroom | Garden home-office | Store | Front and rear gardens | Residents' parking

30 Misbourne Drive is an attractive, brick-built, semi-detached house in a popular, tucked-away location convenient for the village amenities and open countryside.

The house has a good-sized entrance hall with doors to the dining room and kitchen and stairs to the first floor plus an external door to the side. The dining room/family room is front aspect with a door through to the sitting room. Both the kitchen and sitting room are fitted with engineered oak flooring. The kitchen has been refitted with white, high gloss units and integrated appliances including (but not limited to) an AEG double oven and gas hob. The kitchen opens out into the sitting room which again opens into a recently fitted Anglian conservatory.

Upstairs, there are three bedrooms with the main bedroom and bedroom 3 being front aspect. The master is fitted with a stylish range of Hammond built in wardrobes, that have a substantial guarantee remaining. Bedroom two and the refitted family bathroom are rear aspect. The bathroom comprises of a refitted bath with thermostatically controlled shower over, basin and W.C. plus storage.

Outside, to the rear the garden is enclosed and lawned with a newly built outside home-office. There is very useful space with a brick-built outbuilding for storage. To the front there is an area of lawn with mature shrub and flower borders.

Price... £450,000 ... Freehold



AMENITIES

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 office in Great Missenden follow the High Street towards Amersham. Pass through the traffic calming measures and take the next right into Whitefield Lane and first left into Misbourne Drive. At the top bear left and the house will be found right at the end of the road.

SCHOOL CATCHMENTS (2020/21)

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 D

EPC Band C

To view this property, please contact:

Wye Country 01494 868000

missenden@wyecountry.co.uk

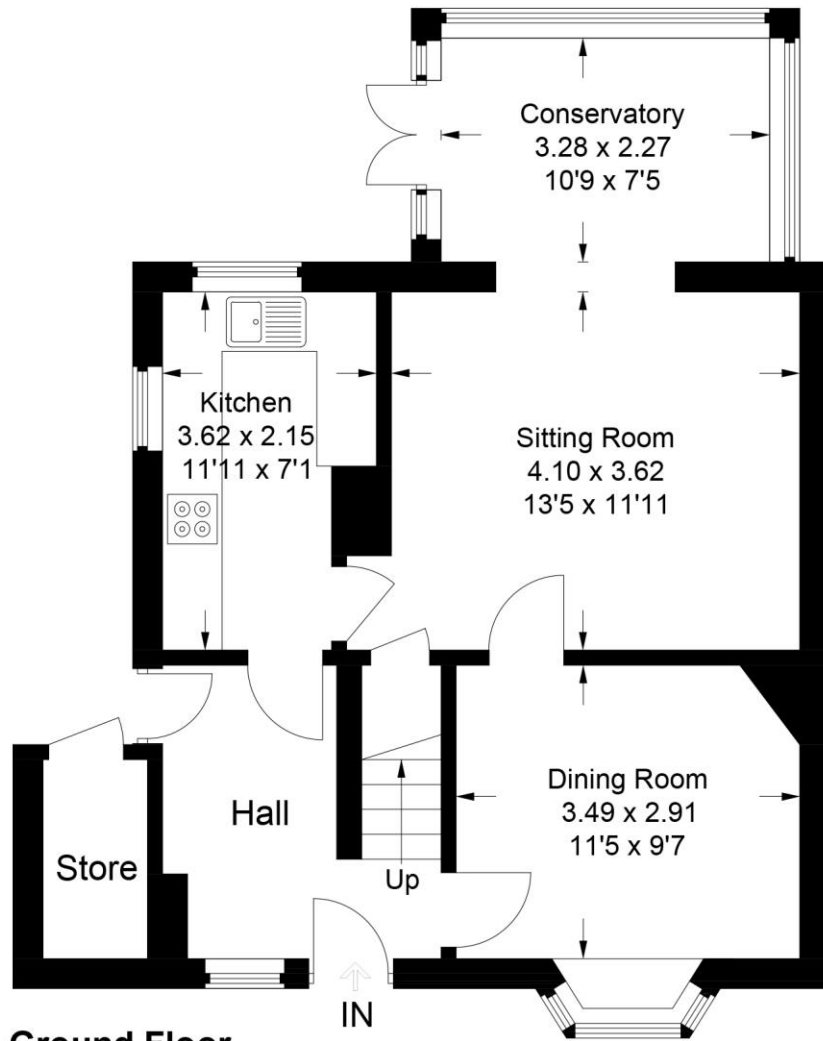
MORTGAGE

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

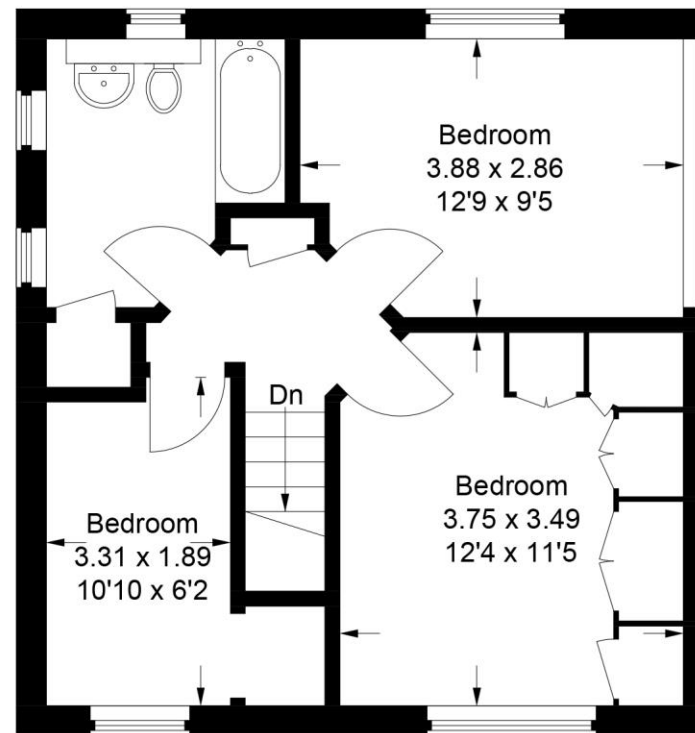
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



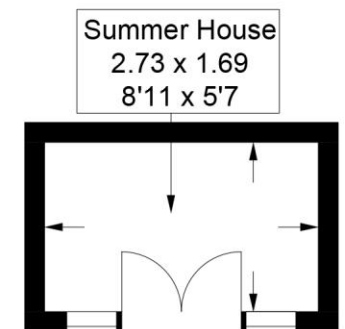
Approximate Gross Internal Area
 Ground Floor = 52.3 sq m / 563 sq ft
 First Floor = 42.9 sq m / 462 sq ft
 Store = 2.1 sq m / 23 sq ft
 Summer House = 4.7 sq m / 50 sq ft
 Total = 102.0 sq m / 1,098 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.