



3 COLVILLE COURT BACK LANE GREAT MISSENDEN BUCKINGHAMSHIRE HP16 0BX

A refurbished, four bedroom semi-detached house centrally located within the village, close to the High Street and Mainline station. No Onward Chain

Entrance hall | Sitting Room | Dining Room | Kitchen | Ground floor shower room | Four bedrooms | Family bathroom | Enclosed courtyard garden | Integral garage | Parking

3 Colville Court is a well proportioned, neutrally decorated, four bedroom semi-detached house at the Missenden Abbey end of the village and is one of four houses facing into a central courtyard accessed off Back Lane.

The house will appeal to a wide range of buyers including young families (with first class schooling and recreational facilities nearby), those looking to downsize or indeed anyone who wishes to be close to the excellent village amenities and mainline station with its regular commuter service into central London.

The ground floor accommodation is largely open-plan with French doors opening onto an enclosed, south facing, low maintenance courtyard garden.

The kitchen is fitted with a range of clean, white gloss units and integrated appliances with the kitchen window overlooking the High Street.

There is a useful downstairs cloakroom and scope to extend into the integral garage (subject to Building Regulations approval).

Upstairs are four bedrooms and a family bathroom.

Outside; there is off-street parking for one large or two compact vehicles.

Price... £550,000 ... 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 offices in Great Missenden follow the High Street towards Amersham and take the first turning right into Whitefield Lane. Turn right into Back Lane and the property can be found on the right hand side.

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 F

EPC Band D

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

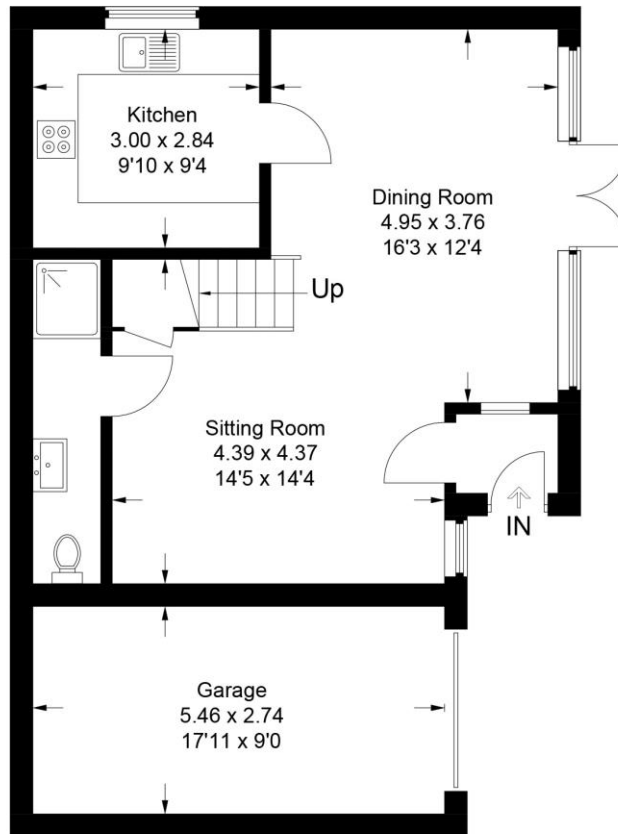
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



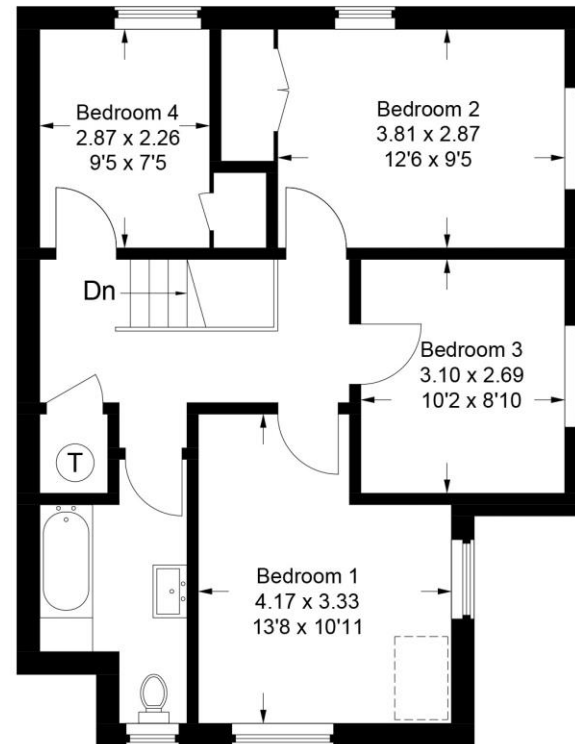
Approximate Gross Internal Area
 Ground Floor = 49.6 sq m / 534 sq ft
 First Floor = 58.4 sq m / 629 sq ft
 Garage = 15.0 sq m / 161 sq ft
 Total = 123 sq m / 1324 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

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.

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