



Chiltern Manor Park
Great Missenden | Buckinghamshire

£1,250,000
Freehold



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We are delighted to offer this spacious four-bedroom detached family home on the popular Chiltern Manor Park. Its accommodation offers great versatility and offers a wealth of space and natural light. Some of its many features include:

- Four bedrooms
- Three reception rooms
- Double garage and off-street parking
- Walking distance of rail station
- Sole agent

Ground Floor

Entrance hall – Spacious with large under stairs storage, stairs rising to the first floor with wood effect floor.

Downstairs Cloakroom WC - Matching white suite comprising low flush WC, wash hand basin, radiator, extractor fan, vinyl floor.

Study – Dual aspect, radiator, floor to ceiling windows, wood effect floor.

Sitting room - Doubled glazed casement door to the south facing rear garden, floor to ceiling windows, open fireplace with wooded mantel piece surround sat on a granite hearth, two radiators, wood effect floor.



Dining area – Wall lights, storage cupboards, radiator, wood effect flooring.

Kitchen - Fitted with a range of matching base units wall cabinets and display cabinets, worktop with inset stainless steel sink unit with single drainer and mixer tap, plumbing for a dishwasher, four ring stainless steel Neff gas hob, stainless steel Neff extractor hood, integrated Neff combination oven with integrated Neff electric fan oven with plate warmer underneath, spotlights, wood effect floor.

Family Room – Radiator, Double glazed back door, door to garage, fitted carpet.

Utility room – Double glazed door to rear garden, adjacent to the side pedestrian access, base unit with inset stainless steel sink unit and drainer, radiator.

First Floor

Landing - Access to the loft via a pull-down ladder, radiator, dado rail, linen cupboard, fitted carpet.

Bedroom one – Range of built-in wardrobe cupboards, radiator, fitted carpet.

En-suite bathroom WC - Matching Victorian style white suite comprising panel bath with mixer tap and shower attachment. pedestal wash hand basin, low flush WC, radiator, fitted carpet.



Bedroom two - Range of built-in wardrobe cupboards, radiator, fitted carpet.

Bedroom three - Built in wardrobes and cupboards, radiator, fitted carpet.

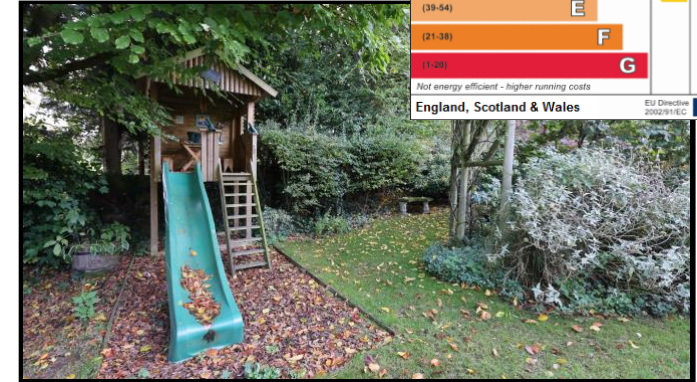
Family bathroom - Matching white suite comprising low flush WC, wash hand basin, bidet with mixer tap, panelled bath with mixer tap and shower attachment, radiator, airing cupboard housing a lagged copper cylinder hot water tank, fitted carpet.

Front – Off street parking, mainly laid to lawn, mature bushes and shrub borders.

Garage - Electric up and over door, power and light.

Rear garden - Landscaped garden with electric awning over the sun terrace.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		50
(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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