



Reyners Green
Little Kingshill | Buckinghamshire

£845,000
Freehold



Reyners Green

Little Kingshill | Buckinghamshire

Located in this quiet residential cul-de-sac and extended by the current owners this deceptively spacious four double bedroom family home is presented in good condition within easy access of Great Missenden rail station (Marylebone line).

- Three reception rooms
- Kitchen/breakfast room
- Two bathrooms
- Gas fired central heating
- UPVC double glazing
- Garage with own drive
- Sole Agent

GROUND FLOOR

Spacious split-level entrance hall – parquet wood block flooring, radiator with cover, stairs rising to first floor.

Spacious kitchen/breakfast room – fitted with a range of matching base units, wall cabinets and display cabinets, worktop with inset one and a half bowl stainless steel sink unit with single drainer and mixer tap, integrated dishwasher, integrated washing machine, Rangemaster stainless steel five ring gas range cooker with two ovens, drawer and grill, stainless steel splashback with matching stainless steel extractor hood over, downlighting, ceramic tiled flooring with electric underfloor heating, radiator with cover, halogen spotlights, wall lights, island unit with breakfast bar, double glazed door to side pedestrian access.



Dining room – multi-paned double doors from entrance hall, double glazed double doors to West facing rear garden, multi-paned double doors to sitting room, radiator with cover, solid wood parquet flooring.

Dual aspect sitting room – fitted carpet, two radiators with covers, open fireplace with inset living flame gas fire and limestone mantelpiece surround with slate hearth, stairs rising to double doors through to dining room, two sets of double doors to rear garden and side sun terrace.

Study/Playroom (could be used as bedroom 5) – fitted carpet, radiator, built-in wardrobe cupboards.

Spacious downstairs cloakroom/W/C – white suite comprising enclosed cistern W/C, freestanding limestone wash hand basin with side mixer tap, porcelain tiled floor, chrome radiator, spotlights, American style shutters.

FIRST FLOOR

Split level galleried landing – access to part boarded loft with power and light, airing cupboard housing lagged copper cylinder hot water tank.



Master bedroom – fitted carpet, radiator, range of built-in wardrobe cupboards with mirror fronted doors.

Particularly large ensuite shower room/W/C – walk-in wet room shower with rainwater and separate handheld shower unit, low flush W/C, his and hers wash hand basins with mixer taps, mirror fronted bathroom cupboards, chrome vertical heated towel rail, porcelain tiled floor, extractor fan, spotlights.

Dual aspect bedroom 2 – fitted carpet, radiator, walk-in storage room with radiator, light and access to further eaves storage.

Bedroom 3 – fitted carpet, radiator, built-in wardrobe cupboard, American style shutters.

Dual aspect bedroom 4 – fitted carpet, radiator, American style shutters.

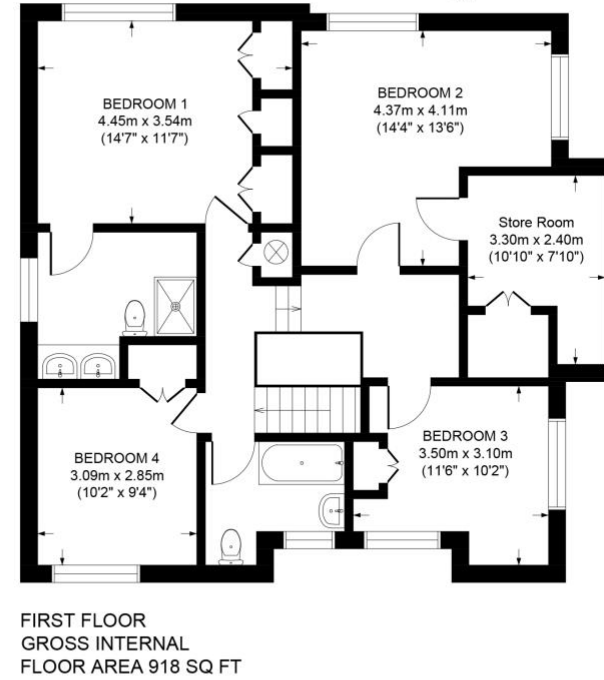
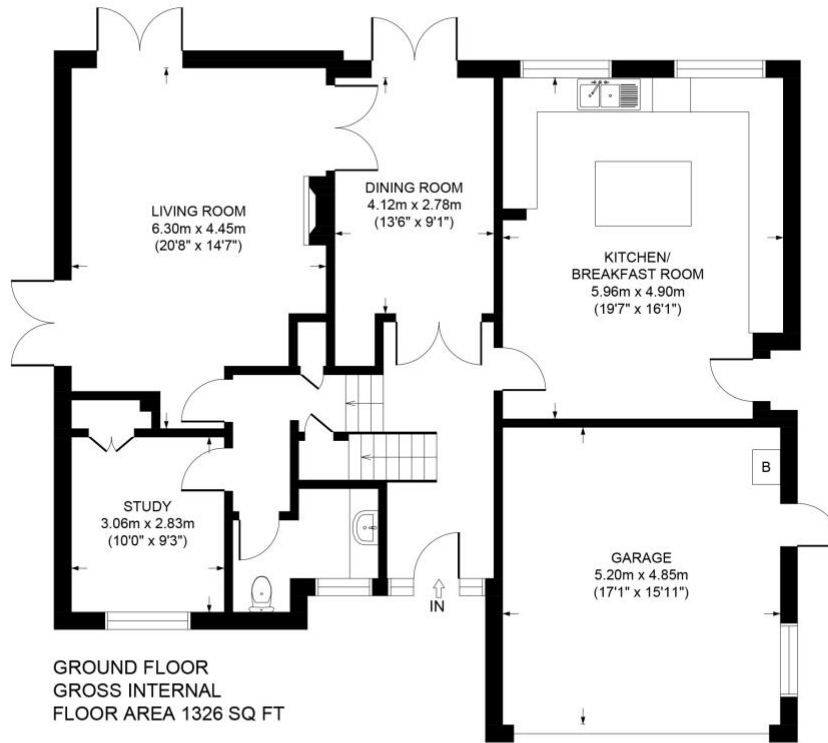
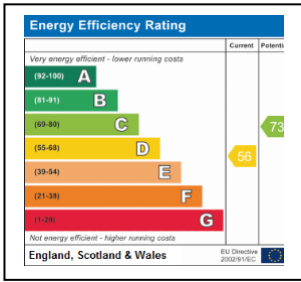
Family bathroom/W/C – modern matching white suite comprising panelled bath with mixer tap, separate remote control shower over, shower screen, floating wash hand basin with mixer tap, enclosed cistern W/C, chrome vertical heated towel rail, spotlights, extractor fan, ceramic tiled floor.



OUTSIDE

Front garden – mainly laid to lawn, large brick driveway providing offstreet parking for four cars, integral garage with up and over door, power and light, side pedestrian access to West facing rear garden.

West facing rear garden – mainly laid to lawn with well stocked flower and shrub borders, side sun terrace with path leading to evening sun terrace, outside light, outside tap.



APPROX. GROSS INTERNAL FLOOR AREA 2244 SQ FT / 208 SQ M

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



64 High Street, Great Missenden, Buckinghamshire HP16 0AN Tel: 01494 890990
 Email: info@jeremyswan.co.uk To register, please visit our website at www.jeremyswan.co.uk.
 To unsubscribe, please log in to your account on our website and follow the instructions.



All due care has been taken in the preparation of these particulars. However no responsibility is accepted for errors, nor can any claim be entertained for any expenses or inconvenience caused by reason of the withdrawal of particulars properties from the market by previous disposal or otherwise. All properties are offered subject to contract and being available on receipt of offers. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents, buyers are advised to obtain verification from their Solicitor. Room measurements have been made using a sonic tape. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as approximate. Photographs are for illustration only, may have been taken using wide angle lenses, and may depict items which are not for sale or not included in the sale of the property.

