



**St Margarets Grove**  
Great Kingshill | Buckinghamshire

**£575,000**  
Freehold

  
*Jeremy Swan*



# St Margarets Grove

## Great Kingshill | Buckinghamshire

Situated in this no through road in the popular village of Great Kingshill close to the Chiltern countryside yet retaining easy vehicular access to local pubs and shops, as well as Great Missenden with its own shops and rail station (London Marylebone), we are pleased to offer this extended well presented four bedroom detached family home. The property offers a contemporary styled open plan kitchen living space, additional sitting room, three upstairs bedrooms and a fourth bedroom with en-suite wet room and own front door to the ground floor which has the versatility to be used as either a bedroom or an annex. Some of its many pleasing features include:

- Versatile downstairs living space which has the potential to be a self contained annex.
  - No through road location
  - Open plan kitchen living space
- Large gravel driveway with parking for many cars
- A short drive from railway station at Great Missenden.
  - Double glazing & gas fired central heating
- Sole agent

### GROUND FLOOR

**Entrance hall:** porcelain tiled floor, stairs rising to first floor, contemporary style radiator, under stairs storage cupboard, spotlights.

**Open plan kitchen/dining room:** fitted with a range of matching base units and wall cabinets and display cabinets, wooden worktop with inset 1.5 half bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, plumbing for dishwasher, four ring gas range with two electric fan ovens, gas grill and storage drawer, stainless steel extractor hood over, double multi pane doors to sitting room,



**Living area/potential annex room:** porcelain tiled floor, two atriiums, double glazed double doors to garden, contemporary style vertical radiator, chrome vertical contemporary style radiator, spotlights, remote touch dimmer switch, constantia doors through to:-

**Bedroom four/potential annex room:** double glazed stable door to rear garden, double glazed door to front, vertical contemporary style radiator, porcelain tiled floor, spotlights, remote touch dimmer switch, wall mounted Ideal gas combination boiler.

**Fully tiled wet room/W.C:** walk in shower with shower curtain and rail, wash hand basin with mixer

tap, low flush W.C, chrome vertical heated towel rail, extractor fan.

**Sitting room:** fitted carpet, double glazed double doors to rear garden, wall lights, contemporary styled vertical radiator, fireplace with inset cast iron gas burner, remote ceiling fan, remote touch dimmer switch.

### FIRST FLOOR

**Landing:** fitted carpet, access to loft, spotlights.

**Bedroom one:** fitted carpet, contemporary style radiator, remote ceiling fan, spotlights, remote touch dimmer switch.



**Bedroom two:** fitted carpet, radiator, contemporary style radiator, remote touch dimmer switch.

**Bedroom three:** fitted carpet, radiator

**Fully tiled family bathroom/W.C:** modern matching white suite comprising panel bath with mixer tap and shower attachment, large shower cubicle, chrome vertical heated towel rail, enclosed cistern W.C, enclosed wash hand basin with mixer tap and cupboard under, vinyl floor, extractor fan.

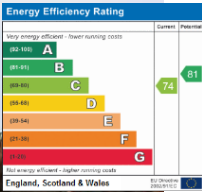
## OUTSIDE

**Front-** large gravel driveway providing off street parking for many cars.

**Rear -** large sun terrace with steps up to lawn, outside light, outside tap, outside plug sockets, two sheds.







64 High Street, Great Missenden, Buckinghamshire HP16 0AN Tel: 01494 890990  
 Email: [info@jeremyswan.co.uk](mailto:info@jeremyswan.co.uk) To register, please visit our website at [www.jeremyswan.co.uk](http://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.