



6 Misbourne Drive, Great Missenden - HP16 0BL

Offers Over £425,000

TR TIM RUSS
& Company



- An exciting opportunity to purchase a three bedroom semi detached house in need of total modernisation
- Set within the heart of this picturesque village, close to the historic high street and main line station
- The property offers excellent scope to put your own stamp on it, ideal for the creative buyer with flare and imagination
- Replacement windows and front door
- Open plan front garden laid to lawn with side access to south westerly facing rear garden on two sides of the property

Great Missenden is a historic village and was the home of the much-loved children's author, Roald Dahl. There are a number of independent boutiques, curiosity and gift shops and highly regarded cafés and restaurants. The village is perfectly positioned for easy access to the M40, approximately a 15 minute drive, or via the Chiltern Line to London Marylebone, approximately 40 minutes, and is set between the market towns of Wendover and Old Amersham. The area is renowned for its wonderful walks in the surrounding Chiltern Hills (AONB) and country pubs aplenty. There are also doctors' surgeries, a dentist and a Post Office. Buckinghamshire is well known for its state and private education with the property lying within catchment for the grammar schools. The Gateway School in Great Missenden is one of the leading preparatory schools in the southeast.



Council Tax band: D / Tenure: Freehold

EPC Energy Efficiency Rating: E



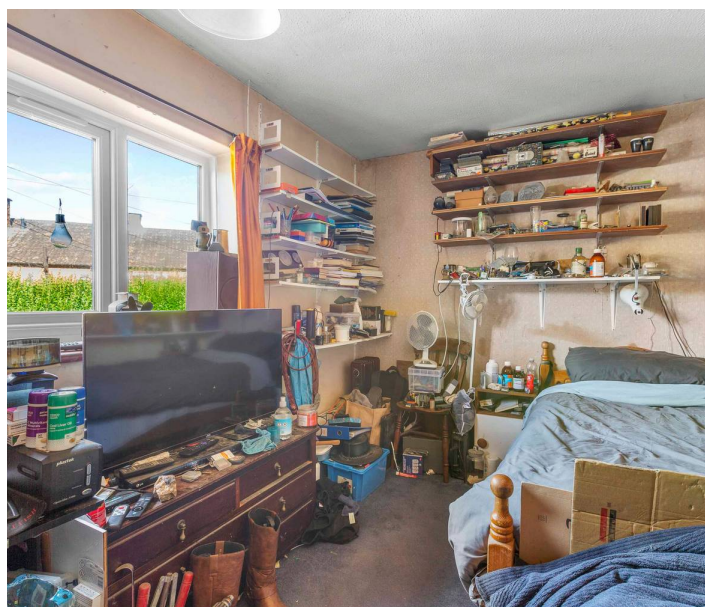
Here we have a gem of a property: a 3 bedroom semi detached house just waiting for you to unleash your inner designer. This place is, ready and raring for a makeover. Nestled right in the heart of a charming village, you're just a hop, skip, and a jump away from the historic high street and the train station, making those morning commutes a breeze.

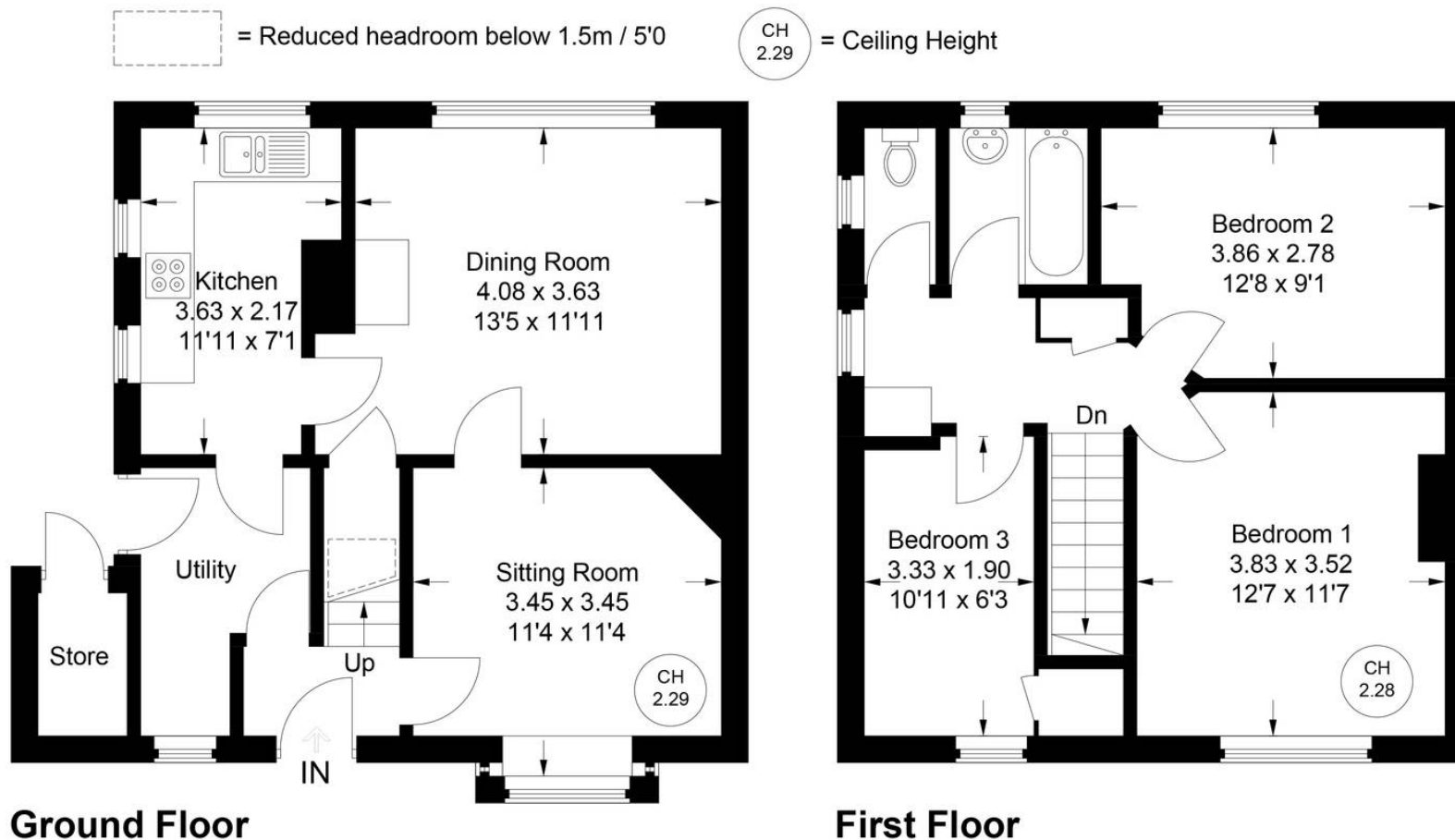
The layout is as cosy as it gets - an entrance lobby greets you as you step inside, leading into a sitting room that's bathed in natural light thanks to a square bay window. Picture-perfect, if you ask me. And to keep things toasty, there's a corner fireplace for those chilly evenings.

But let's not stop there. Swing open the door to the dining room, another spot just waiting for your personal touch. And when hunger strikes, the kitchen and utility are right there, begging to be transformed into the heart of the home. Bonus: there's a handy door leading out to the garden and an external store - can you say convenience?

Upstairs, you'll find two double bedrooms just waiting to be transformed into peaceful havens, a single bedroom (perfect for guests or a home office), and a family bathroom ready for a spa-like makeover. Think soft towels, scented candles, the whole nine yards.

Outside, you have an open plan front garden just waiting for a green thumb to work its magic. And down the side, you'll find access to the south westerly facing rear garden, wrapping around two sides of the property. Imagine lazy Sundays soaking up the sun or hosting alfresco dinners with friends - the possibilities are endless.





6 Misbourne Drive, HP16 0BL

Approximate Gross Internal Area
 Ground Floor = 45.1 sq m / 485 sq ft
 First Floor = 44.2 sq m / 476 sq ft
 External Store = 1.7 sq m / 18 sq ft
 Total = 91.0 sq m / 979 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.
 Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
 For more information please visit our website.

