





Features

- Cul-De-Sac Location
- Four Bedroom, Master Ensuite
- Separate Family Bathroom
- Three Reception Rooms
- DSWC, Tandem Garage
- South Facing Gardens

Tucked away in a quiet cul-de-sac this detached family home has been extended by its current owners and offers light and airy accommodation with scope to extend the property further STPP. Upon entering through the front door you walk into an entrance hallway with stairs leading to the first floor and a downstairs cloakroom. An 'L' shaped living room which overlooks the rear garden has a central feature fireplace and inset wood burner with French doors out to the garden. The dining room is triple aspect and is opposite the kitchen and currently seats a table for 6-8 people. The fitted kitchen has a range of modern wall and base units which has been extended by the current owners to create an open plan family

room with French doors leading out to the patio. On the first floor there are four well proportioned bedrooms, the master having an en-suite shower room as well as the separate family bathroom. Outside the rear garden is south facing and is laid to lawn with well established borders, a raised patio area, fish pond, large storage shed and a raised decking area for outside dining. To the front of the property there are well established gardens, a pathway to the front door and a driveway giving ample off street parking, leading to a tandem garage with power and lighting. With a south facing garden the current owners have installed solar panels which are hidden to the rear and will help with savings on your energy bills.



Little Kingshill is a small village in the parish of Little Missenden. Located in the Chiltern Hills an area of outstanding natural beauty, approximately five miles west of Amersham, two and a half miles south of Great Missenden and about four and a half miles north west of High Wycombe. For commuters there are good road links to the M25 and M40 motorways, mainline railway stations in Great Missenden and High Wycombe direct to London Marylebone and links to the Underground Metropolitan line in Amersham. Little Kingshill has

its own primary school; Ofsted rated 'Outstanding' and incorporates a nursery catering for children from aged 3 years.

Property Information: Council Tax Band: F

EPC Rating: D

(to be verified by a solicitor)



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