



7 BACK LANE GREAT MISSENDEN BUCKINGHAMSHIRE HP16 0AR

*A very pretty, W.E. Black-built, two bedroom, mid terrace property located in the heart of Great Missenden village. No Onward Chain*

Entrance hall | Kitchen/breakfast room | Sitting/dining room | Cloakroom | Two double bedrooms | Bathroom | Private, south westerly facing rear garden | Front garden | Car port

7 Back Lane is very conveniently and quietly located at the Missenden Abbey end of the village behind the High Street.

The property has a front aspect kitchen fitted with a range of pale beech effect units with a fridge-freezer, dishwasher, gas hob and electric fan oven. The reception room is at the rear of the house with doors to the garden and has a feature coal, gas-effect fire.

Upstairs, the master bedroom is at the rear with a range of fitted wardrobes with the second bedroom to the front, also with a fitted wardrobe and cupboard over the stair ingress.

The family bathroom is fitted with a bath with a separate shower over, W.C. and basin.

Outside, the house is approached through a wrought iron gate and railings. To the rear the gardens are level and laid mainly to lawn with a gate accessing the car port behind the property.

Note: The photographs on the brochure are library photos of this property.

**Price ... £450,000 ... Freehold**



## AMENITIES

Great Missenden is an historic village with properties dating back over the last few centuries forming the lovely old high street, with bustling cafes, restaurants, pubs and boutiques. Nestling in the Chiltern countryside, this friendly village has many good shopping facilities, three schools for children of all ages, sporting and social amenities and a main line rail link into London Marylebone. The area is one of great beauty and there are splendid walks through the Chiltern Hills, now largely designated an Area of Outstanding Natural Beauty.

## DIRECTIONS

From our offices in Great Missenden head towards Missenden Abbey passing through the traffic calming measures. Take the first turning on the right into Whitefield Lane and the first turning on the right into Back Lane. The house will be found a short distance along on the right.

### SCHOOL CATCHMENTS (2020/21)

Primary; Great Missenden CofE Combined School  
Boys' Grammar; Dr Challoner's  
Girls' Grammar; Dr Challoner's High School  
Mixed; Chesham Grammar  
Upper School/All ability; The Misbourne School  
**(We recommend you check accuracy and availability at the individual schools)**

### ADDITIONAL INFORMATION

Council Tax Band E  
EPC Band C  
To view this property, please contact:  
Wye Country 01494 868000  
Prestwood@wyecountry.co.uk

### MORTGAGE

Contact your local Wye Country office who can introduce you to their Independent Financial Adviser.

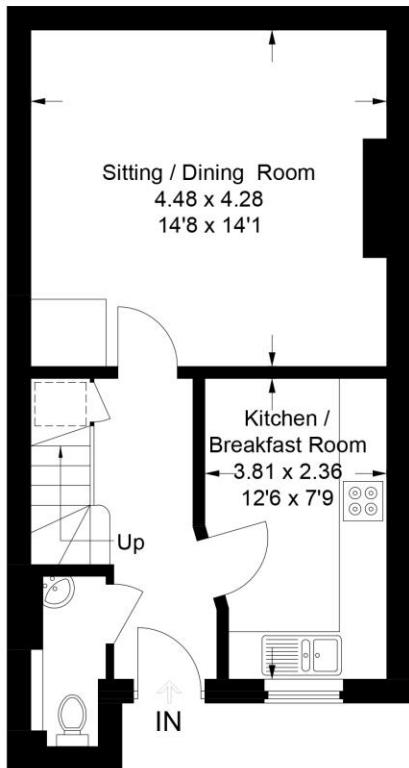
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



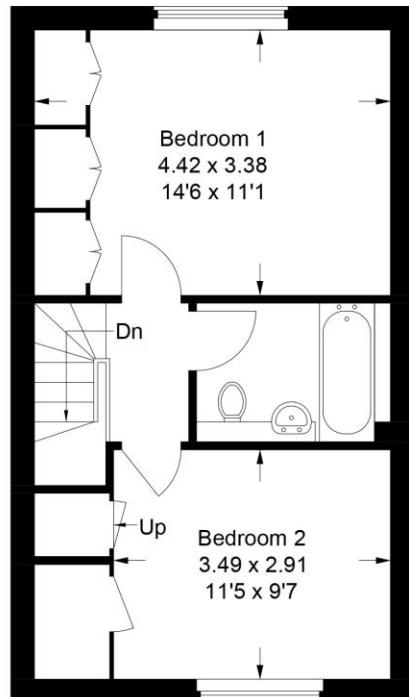
Approximate Gross Internal Area  
Ground Floor = 37.8 sq m / 407 sq ft  
First Floor = 36.9 sq m / 397 sq ft  
Total = 74.7 sq m / 804 sq ft



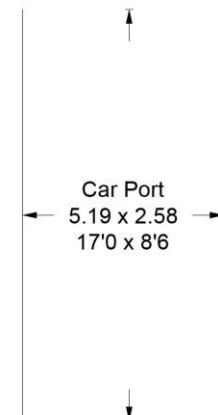
= Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd    Produced for Wye Country