



22 Abbey Walk, Great Missenden, Buckinghamshire, HP16 0AY

A well-presented, three-bedroom, mid-terrace house, offered to the market with no onward chain. Situated in the popular development of Abbey Walk, in the heart of the historic village of Great Missenden. Abbey Walk consists of just 23 properties surrounding a central resident's car park and garages all set within beautiful communal gardens.

| Entrance Hall | Cloakroom | Sitting/Dining Room | Kitchen | Utility Room | Three Bedrooms | En-Suite to Main Bedroom | Family Bathroom | Courtyard Garden | Garage in Separate Block |

Abbey Walk is ideally situated in the heart of the idyllic village of Great Missenden. Properties are set around a central parking area and garage blocks, with beautifully maintained communal areas and walkways. This three-bedroom property has been well maintained by the current owners and is offered to the market with no onward chan.

The property is accessed via a generous entrance hall with a handy cloakroom. An impressive through sitting/dining room, measuring over 28', enjoys a front and rear aspect with floor to ceiling windows to the front and sliding doors onto the courtyard garden. The kitchen, overlooking the rear, has a range of wall and floor mounted units with inset gas hob and double NEFF oven. A handy utility/larder area provided further storage with space and plumbing for a washing machine and fridge freezer.

To the first floor are three bedrooms, (one ensuite) and family bathroom. Bedroom one enjoys a front aspect and benefits from built in wardrobes and ensuite bathroom comprising of a corner shower, W.C. and vanity basin. Bedroom two, is also front aspect overlooking the communal areas and has a built-in wardrobe. Bedroom three overlooks the rear courtyard, stream beyond and beautiful recreational areas. The family bathroom comprises of a bath and vanity unit with wash basin, W.C. and storage.

To the rear of the property is a tranquil, walled courtyard garden, with a wrought iron gate providing access to communal areas leading to tributary stream of the River Misbourne where there is an abundance of waterfowl to enjoy.

A garage in a nearby block provides additional storage or parking and there is ample residents' parking.

Price... £625,000 Freehold



LOCATION

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 follow the High Street through the traffic calming measures and turn left into Church Street. Abbey Walk is the first turning on the left and the property can be found in the block on the right hand side.

ADDITIONAL INFORMATION

EPC Band C

Council Tax Band F

SCHOOL CATCHMENT 2024/5

Primary School: Great Missenden C of E
Combined School;
Boys' Grammar Schools: Dr Challoner's
Girls' Grammar, Dr Challoner's High School;
Mixed Schools: Chesham Grammar
Upper School/All ability – The Misbourne School
(We recommend you check accuracy and availability at the individual schools)

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.





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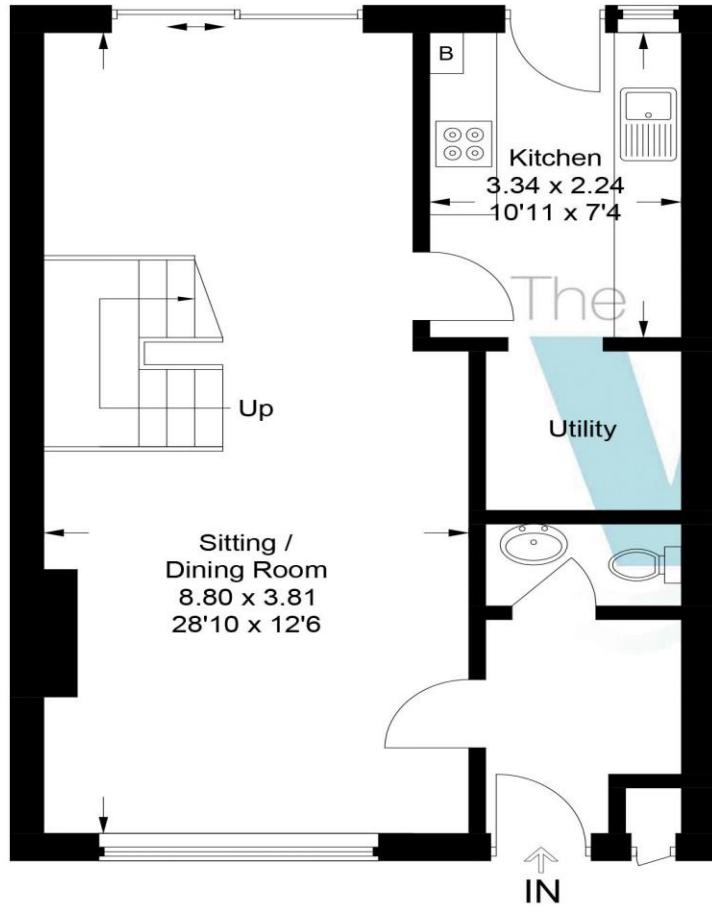
Approximate Gross Internal Area

Ground Floor = 51 sq m / 546 sq ft

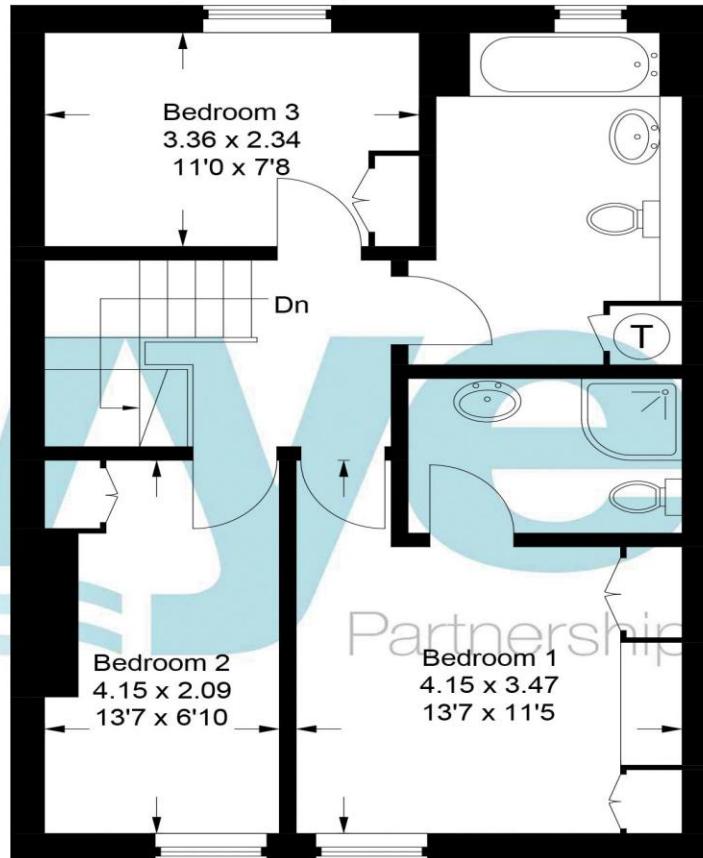
First Floor = 51.0 sq m / 546 sq ft

Garage = 12.0 sq m / 129 sq ft

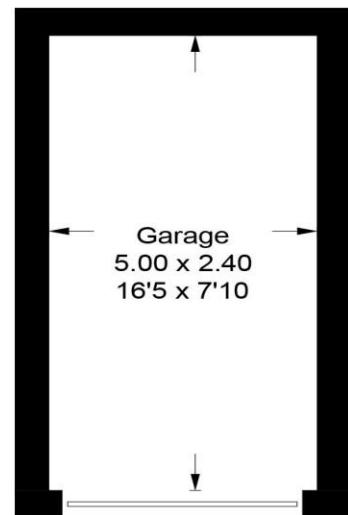
Total = 113 sq m / 1221 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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The **wye** Partnership