

31 Hill Avenue, Amersham, Buckinghamshire HP6 5BX

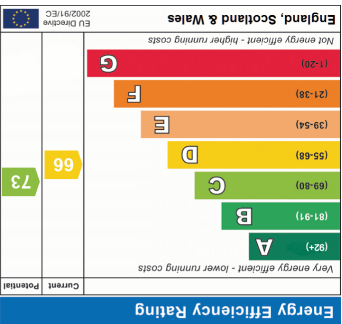
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74A HIGH STREET, GREAT MISSENDEN, HP16 0AN

LIVING ROOM/ KITCHEN/
6.11m x 3.51m
(20'1" x 11'6")

BEDROOM
3.60m x 3.33m
(11'10" x 10'11")



£220,000

One Bedroom Flat in Pretty Village | Character Property with Timber Beams | Private Garden |
Allocated Parking for One Car | Walking Distance of Train Station | NO ONWARD CHAIN



This is a first floor apartment retaining much of the original character set in the picturesque High Street. Located only a few minutes walk to the station, the property consists of: entrance vestibule, hall, living room with kitchen area, bedroom and bathroom. Outside is a small area of enclosed garden and an allocated parking space. NO ONWARD CHAIN.

Entrance Vestibule

Electricity consumer unit, door to:

Hall

Staircase to first floor.

Living Room

Two radiators, TV point, four wall light points, storage cupboard, exposed timbers to ceiling, access to loft space, opening to:

Kitchen

Single drainer stainless steel sink unit set in laminate surround with cupboard below and plumbing for washing machine, further worktop with space below for fridge, gas fired boiler, door to:

Bedroom

Radiator, deep wardrobe cupboard, door to:

Bathroom

White suite of panelled bath with mixer taps, shower unit and shower screen, WC, wash hand basin, chromium heated ladder towel rail, fully tiled walls, ceramic tiled flooring.



OUTSIDE

Enclosed area of garden with latched gate. Allocated parking space.

Terms

Tenure: Leasehold 999 year lease from 9th April 1988
No Maintenance Charges

Council Tax Band C £2,002.57 2024/2025 Rates

Location

Great Missenden is quintessentially English, with pretty period cottages, independent shops and country pubs. The picturesque village is nestled in the Chiltern Hills between the towns of Amersham and Wendover and is renowned for its connection with Roald Dhal and home to the Roald Dahl museum. This location offers the peaceful country lifestyle whilst still being well connected to the larger towns of Amersham, High Wycombe and Aylesbury and of course the added benefit of being on the Chiltern Railways Line into Marylebone. With a range of fantastic primary and secondary schools as well as renowned grammar and independent schools, education is one of the main reasons people move to the area and stay there.

