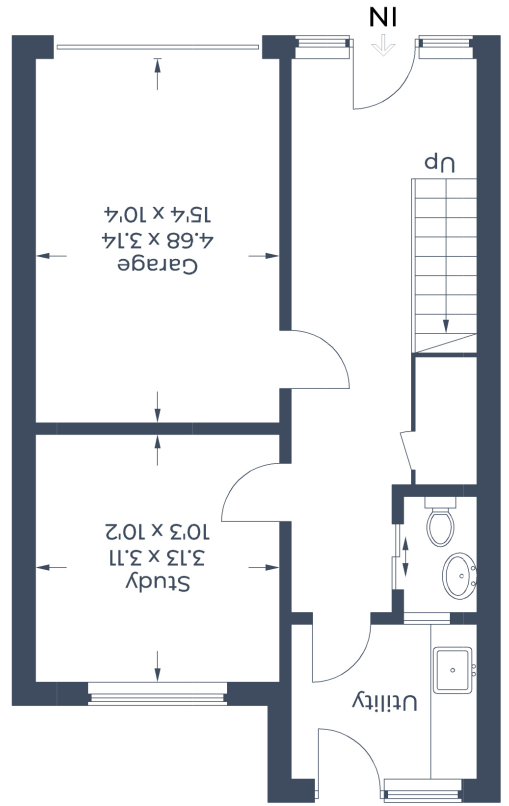


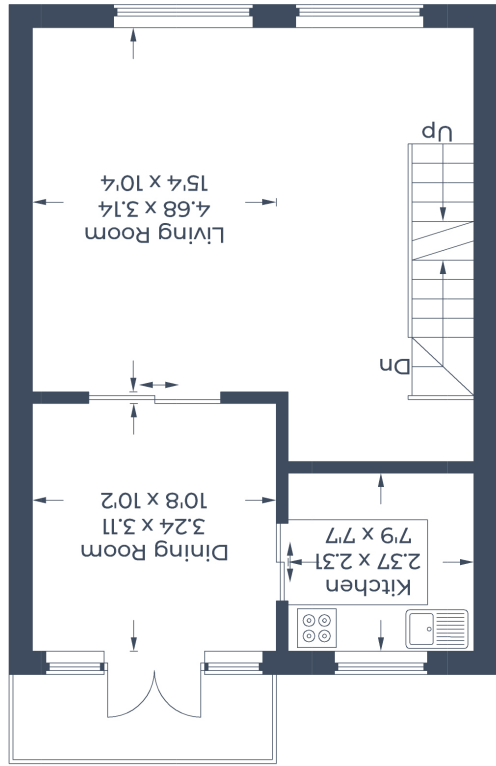
These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give nor do Messrs John Nash & Co. nor does any Partner or Employee or Agent of Messrs John Nash & Co. have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars.

Illustration for identification purposes only. Measurements are approximate, not to scale. © CJ Property Marketing Produced for John Nash & Co

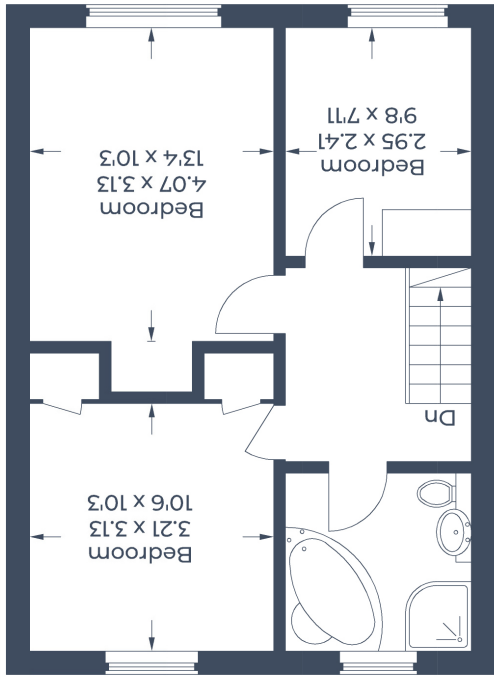
**Ground Floor**



**First Floor**



**Second Floor**



Approximate Gross Internal Area  
 Ground Floor = 49.1 sq m / 528 sq ft  
 First Floor = 46.1 sq m / 496 sq ft  
 Second Floor = 45.9 sq m / 494 sq ft  
 Total = 141.1 sq m / 1,518 sq ft



| Energy Efficiency Rating   |           |
|--|-----------|
| Current  | Potential |
| 78   | 64        |
| Very energy efficient - lower running costs<br>A (82+)    B (61-91)    C (50-60)    D (35-49)    E (29-54)    F (17-38)    G (1-20)<br>Not energy efficient - higher running costs |           |
| England, Scotland & Wales<br>EU Directive 2002/91/EC   |           |



**8 Trafford Close | Great Missenden | Buckinghamshire | HP16 0BS**

**£650,000**

**JOHN NASH & CO.**

3/4 Bedroom End Terrace Home | Stunning Countryside Views | Scope for Extension  
 (Subject to Planning Permission) | Pretty Village Location | NO ONWARD CHAIN





Set in this quiet cul-de-sac close to the village centre and overlooking open farmlands, this end of terrace house offers bright and airy accommodation arranged on three floors. The property has excellent scope to extend to the side and rear, still providing parking for two vehicles, subject to necessary planning permission.

### Entrance Hall

Wood effect flooring, deep storage cupboard under stairs, radiator.

### Cloakroom

WC, wash hand basin with louvered cupboard doors below.

### Study/Bedroom 4

### Utility Room

Single drainer stainless steel sink set in laminate surround with cupboard below, plumbing for washing machine and space for dryer. Double wall cupboard, part tiled walls and half glazed door to rear garden.

### Garage

Automatic up and over door, gas, electricity meters and fuse box. Tap for hose, electric light and power points. Gas fired boiler with timer control.

### Living Room

A feature gas fireplace with carved wood surround and tiled splashback. Radiator, BT and TV point.

### Dining Room

Double glazed casement doors and side screens leading to balcony overlooking the countryside. Sliding doors to:

### Kitchen

Single drainer stainless steel sink unit set in laminate worktops with a range of kitchen cabinetry. Four ring gas hob unit with oven below, plumbing for dishwasher, space for fridge/freezer. Part tiled walls, extractor fan.



### Landing

Hatch to loft space.

### Bedroom 1

Built in wardrobe cupboard and further single cupboard with wall cupboards over. Matching bed side cabinets. Dressing table with drawer stack below and double wall cupboard over. Radiator.

### Bedroom 2

Built in wardrobe cupboard and a linen cupboard containing hot water cylinder, radiator. Stunning views over the adjoining farmlands and woodlands beyond.

### Bedroom 3

Partly shelved recess and radiator.

### Bathroom

Corner jacuzzi bath, fully tiled shower stall with Aqua Stream shower unit and perspex doors. Wash hand basin set in cupboard below. WC, fully tiled walls, ladder radiator.

### Garden

The garden to the front is approached over a wide brick paved driveway with ample parking for 2 to 3 vehicles. The south westerly aspect rear garden has a large area of paved patio leading onto an area of lawn with well stocked flower and shrub borders all screened by established hedgerows and store shed. Gate leads onto a footpath.

### Council Tax Band E £2,753.53 2024/2025 Rates

### Location

Great Missenden is quintessentially English, with pretty period cottages, independent shops and cosy pubs. Nestled in the Chiltern Hills between the towns of Amersham and Wendover it is renowned for being home to the Roald Dahl museum. This location offers a peaceful country lifestyle whilst still being well connected and of course the added benefit of being on the Chiltern Railway Line into Marylebone. With a range of schools as well as grammar and independent schools, education is one of the main reasons people move to the area.