

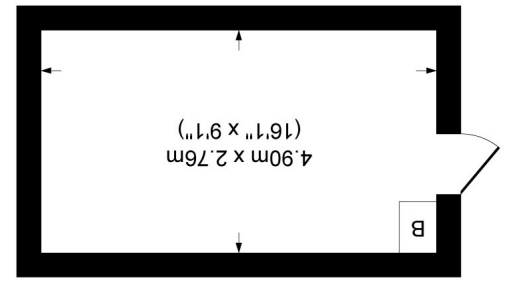
These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy 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.

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

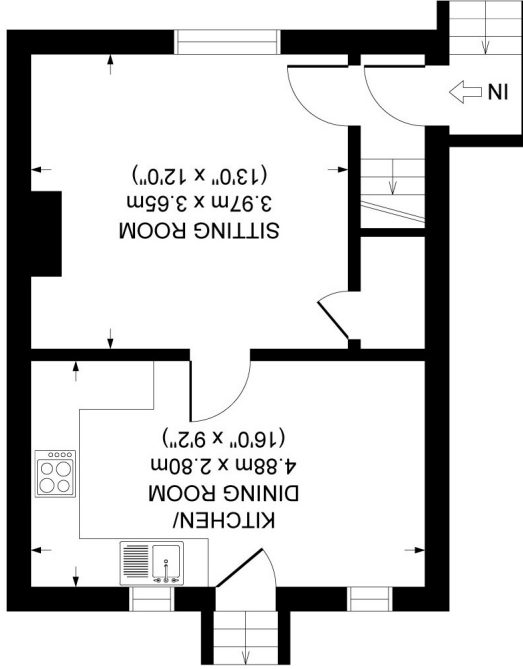
APPROX. GROSS INTERNAL FLOOR AREA 840 SQ FT / 78 SQ M
BOTTOM COTTAGE, BALLINGER COMMON, GREAT MISSENDEN, HP16 9LF

JOHN NASH & CO.

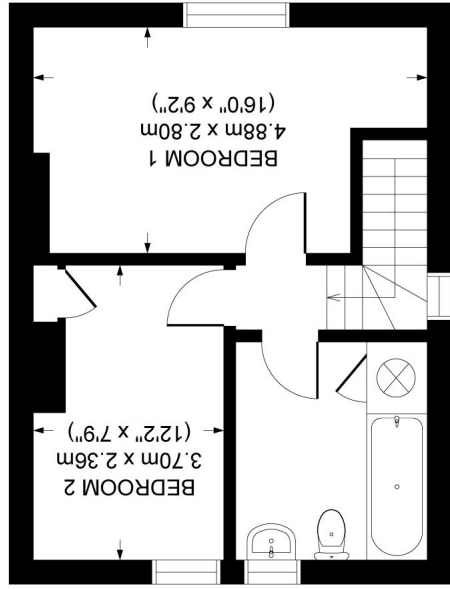
BASEMENT
GROSS INTERNAL
FLOOR AREA 146 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 347 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 347 SQ FT



Energy Efficiency Rating	
Current	Potential
56	100

England, Scotland & Wales	
Rating	Band
A	82+
B	69-81
C	55-68
D	39-54
E	29-38
F	13-28
G	1-12

Very energy efficient - lower running costs
Not energy efficient - higher running costs



Bottom Cottage | Ballinger | Great Missenden | Buckinghamshire | HP16 9LF

£450,000

JOHN NASH & CO.

2 Bedroom End Terrace | Approx. 175ft Rear Garden | Potential to Extend (subject to pp) |
Pretty Chiltern Village Location | No Onward Chain



Bottom Cottage is an end of terrace house set on a large plot in this rural Chiltern village. The property now requires complete modernisation and improvement with scope to develop the large cellar into further accommodation, subject to planning.

Entrance Hall

Half glazed front door, electric meter, staircase to first floor.

Sitting Room

Attractive brickette fireplace with quarry tiled hearth and mantle, radiator, double glazed window, store cupboard under stairs, wall thermostat, door to:

Kitchen/Breakfast Room

One and a half bowl single drainer stainless steel sink unit set in laminate surround with cupboard below, worktop extends to incorporate four ring electric hob unit with oven below and extractor hood over, range of floor and wall units, part tiled walls, radiator, downlights, glazed door to garden.

FIRST FLOOR

Landing

Hatch to loft space.

Bedroom 1

Double glazed window overlooking open farmlands, radiator.

Bedroom 2

Radiator, shallow wardrobe cupboard, views to the rear over the garden.

Bathroom

White suite of panelled bath with shower unit and glazed screen, WC, wash hand basin, radiator, extractor fan, linen cupboard containing hot water cylinder, timer control for central heating.

OUTSIDE

Cellar

This could be converted for further accommodation, subject to planning, oil fired boiler, oil storage tank, light point.

Garden

The front is approached over a wide driveway to a concrete parking area whilst the rear garden has a depth of approximately 175ft now requiring attention.

Council Tax Band D £2,146.40 2023/2024 Rates

Location

Set high in the Chiltern countryside, Ballinger is a small rural village with a hall, church and cricket pitch. Great Missenden is approximately 3 miles away and has local shopping and a main line train service to London Marylebone. Amersham is approximately five miles distant and offers a wider range of shops, recreational facilities, together with a Metropolitan and main line rail service to London. Excellent schools for all ages are close by.

