



**9 Wrights Yard, Back Lane,
Great Missenden, Buckinghamshire, HP16 0BZ**

ROBSONS
RESIDENTIAL SALES

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Occupying an enviable position in a popular cul-de-sac location this attractive two double bedroom end of terraced property offers well laid out accommodation of good proportions. Conveniently situated for many local amenities the accommodation comprises entrance hall, living room, modern fitted kitchen, cloakroom, two double bedrooms, family bathroom, attractive rear gardens, and allocated parking.

Freehold - EPR: D - Council Tax Band: E. Service Charge: £408 (1st May 2023 - 30th April 2024)

Great Missenden village and station are approx. 0.5 miles from the property and offers good day to day shopping facilities, schooling and a Chiltern Line rail service to London Marylebone. More extensive amenities are available in High Wycombe, Aylesbury and Amersham and there are numerous recreational pursuits in the surrounding area including walks in the picturesque Chiltern countryside.



Viewing by appointment only

via

Robsons Estate Agents

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Directions: Proceed along the A413 in the direction of Great Missenden bearing left at the exit towards The Chiltern Hospital. Follow the road towards the town centre passing the schools on the left-hand side and taking a left turn into Whitefield Lane. Turn first right into Back Lane and left into Wrights Yard, the property can be found on the left.

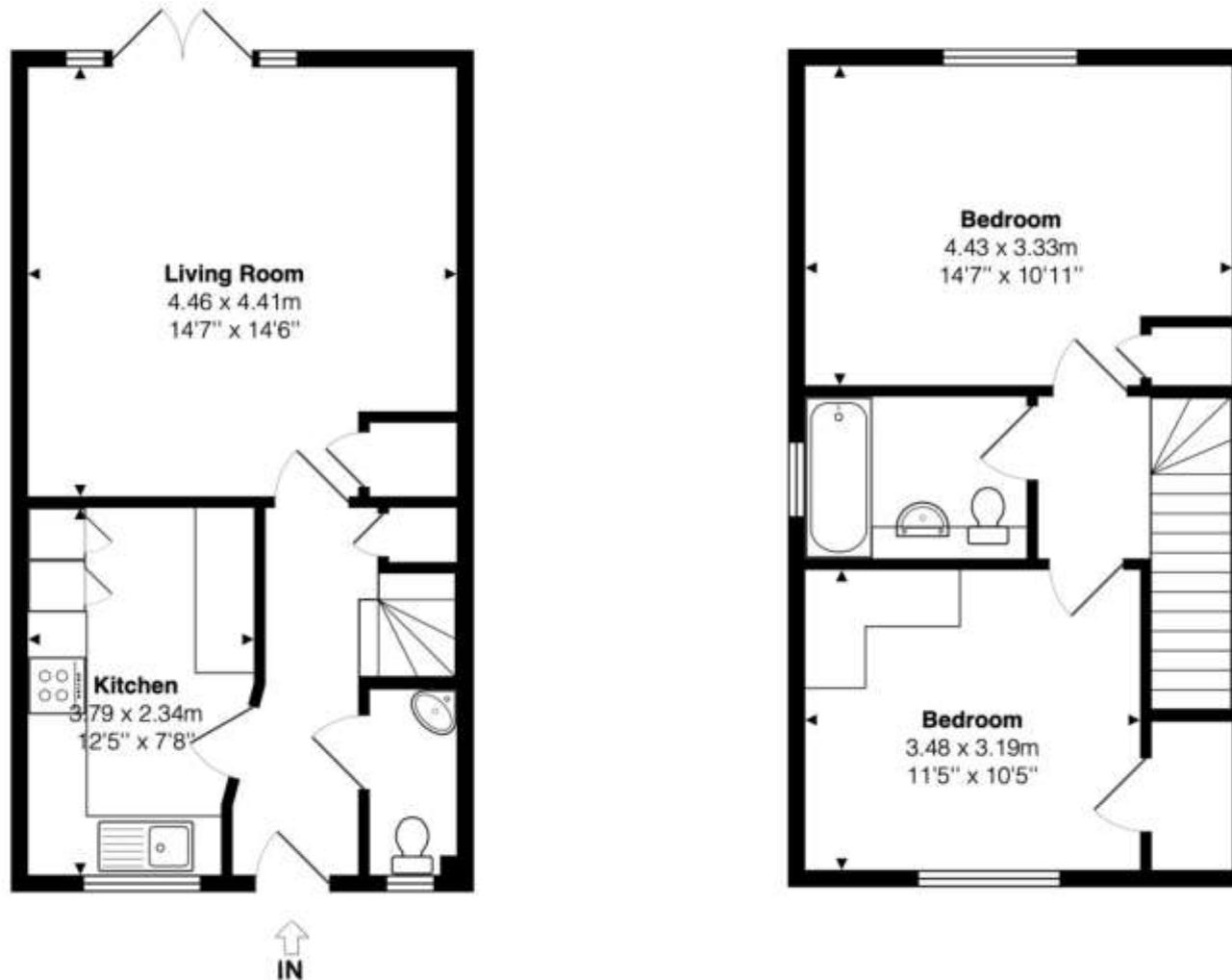
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering carpets, curtains or other furnishings. Garden and site measurements are approximate and boundaries have been measured as fenced or taken from the Ordinance Survey via Promap or both.

Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Robsons has any authority to make or give any representation or warranty whatever in relation to this property

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Approx. Gross Area
76 sq m – 818 sq ft



This floorplan is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or Robsons and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

