





# 16 Walnut Close

Great Missenden, Great Missenden

- A beautifully presented semi-detached house
- In the centre of Great Missenden village
- Three double bedrooms, all with fitted wardrobes
- Close to the mainline station and shops
- Kitchen with integrated appliances, separate utility room
- New Boiler & new radiators fitted 2021
- South facing rear garden and off-street parking
- Peaceful cul-de-sac

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. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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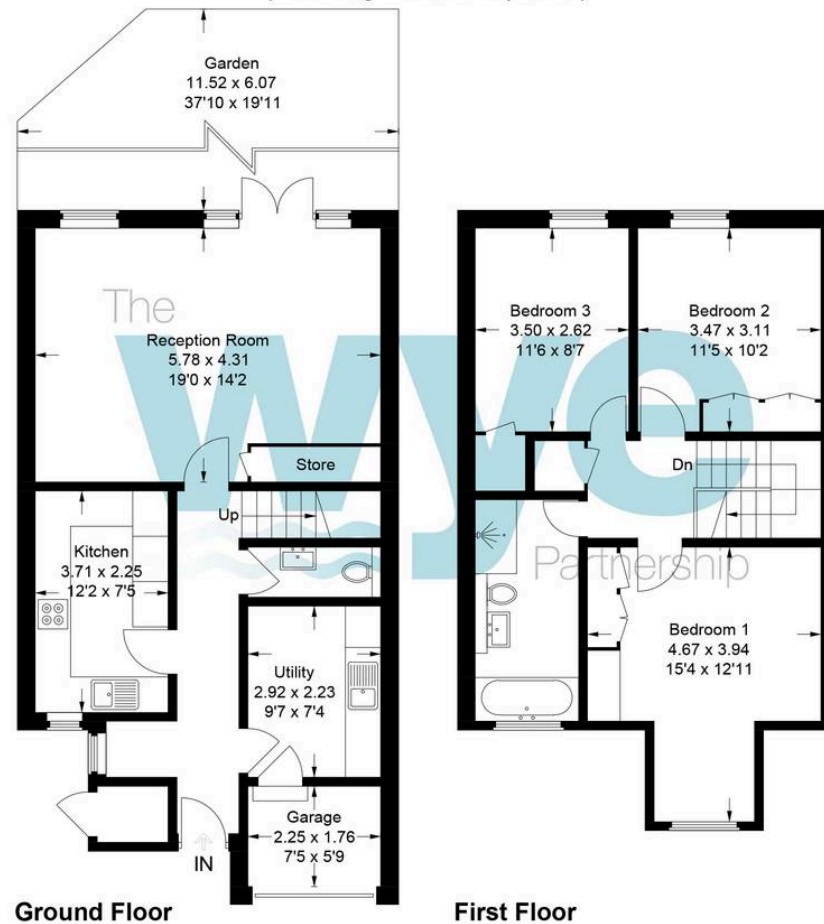
This lovely property is situated in the heart of Great Missenden village, at the end of a quiet no-through close and is convenient for all the local amenities. The house is beautifully presented and offers well-proportioned living accommodation throughout. The spacious sitting / dining room is bright and airy with French doors opening onto the rear terrace and garden. There is a large under stairs storage cupboard. The kitchen is at the front of the property and has been fitted with Shaker-style wall and base cabinets with granite work surfaces. The gas hob, double oven with microwave and fridge/freezer are all integrated. There is space for a dishwasher. The utility room is newly fitted with a simple, slab-style wall and base units with space for a washing machine and an under-counter freezer. From here there is access to the garage/storeroom. There is also a cloakroom off the hallway. On the first floor the property offers three good sized double bedrooms, all of which have built-in wardrobes. The family bathroom has been recently updated and features a freestanding bath and a large walk-in shower. The south-facing, rear gardens are very well-tended with the benefit of a large terrace adjoining the living area of the house. There is a rear access gate. There is parking for 2 cars to the front, which is unusual for a property in such a convenient and peaceful cul-de-sac location in this popular and historic village.





## 16 Walnut Close

Approximate Gross Internal Area  
Ground Floor = 58.7 sq m / 632 sq ft  
First Floor = 51.7 sq m / 556 sq ft  
Total = 110.4 sq m / 1,188 sq ft  
(Excluding External Cupboard)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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