



**9 Augustine Mews, Great Missenden, HP16 0AS**  
**£585,000**

# 9 Augustine Mews

Great Missenden, Great Missenden

- Two bedroom property in much sought-after mews, in the heart of historic Great Missenden
- Refitted John Lewis kitchen with JL appliances
- Private, level and enclosed garden.
- Generous bathroom with bath and separate shower
- Two double bedrooms both with fitted wardrobes
- Lounge through to conservatory
- Covered parking leading to shed storage area and garden

Great Missenden is an historic village surrounded by the Chiltern Area of Outstanding Natural beauty. The lovely, village centre has several café/coffee shops, restaurants, pubs and boutiques plus a local Co-Op supermarket with visitors being drawn to the Roald Dahl Museum. There is a mainline rail link into Marylebone via the Chiltern Line.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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Great Missenden, Great Missenden

A pretty, 2 bedroom, terraced house in the heart of historic Great Missenden village in need of some cosmetic updating and with a mature garden and under-cover parking. No Onward Chain

Augustine Mews is tucked away at the end of Church Street and adjacent to Buryfields. There is a pretty garden in front of the house and a driveway leading to the covered parking, shed and garden beyond.

The front door opens into a tiled entrance hall with the front aspect kitchen to the left. This has been fitted with a John Lewis kitchen complete with JL integrated appliances with a continuation of the tiled floor.

A door from the entrance hall leads into the principal reception room. Immediately on the left is a generous storage cupboard with space and plumbing for a washing machine.

The double aspect living room has a feature gas coal-effect fire and opens out into a vaulted conservatory with glass roof and French doors to the garden.

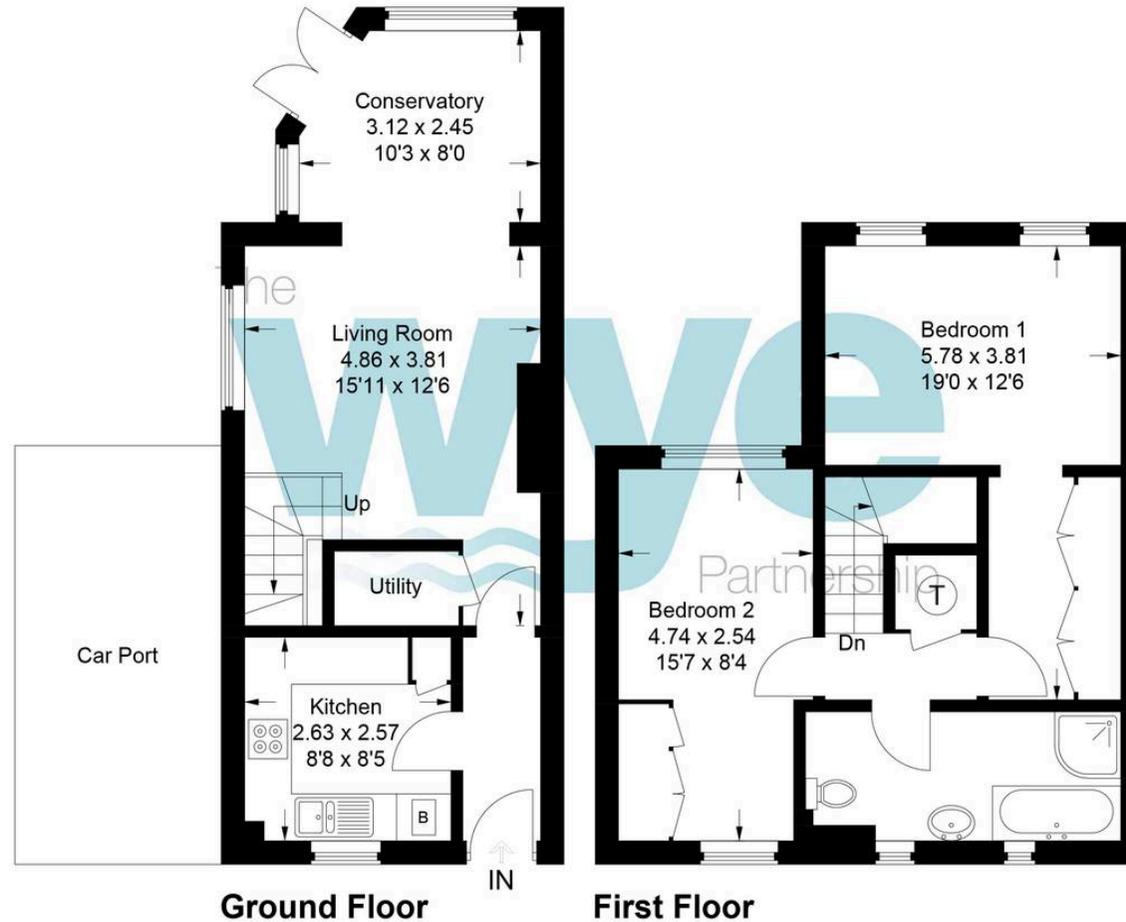
Upstairs, there is an airing cupboard with pressurised cylinder on the landing and two double bedrooms, both with built in wardrobes. There is a pleasant outlook at the rear of both bedrooms over the adjacent gardens towards Buryfields. The generous, front aspect bathroom is fitted with a white suite comprising of bath, quadrant shower, basin and W.C.

The rear gardens are level and enclosed and planted with mature shrubs and trees with a patio adjacent to the house leading to the lawn.



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Approximate Gross Internal Area  
Ground Floor = 37.1 sq m / 399 sq ft  
First Floor = 41.5 sq m / 447 sq ft  
Total = 78.6 sq m / 846 sq ft



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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## The Wye Partnership Prestwood

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