

3 Bedroom
Extended Edwardian
Semi Detached
Sought after Lee Parish

**Southside, KINGS ASH
Great Missenden, HP16 9NP**



£660,000

TO ARRANGE A VIEWING CONTACT
WESOLDIT.CO.UK ON HELLO@WESOLDIT.CO.UK



LOCATION:

KINGS ASH

Kings Ash is nestled in the Chiltern Hills, an area of Outstanding Natural Beauty, surrounded by vast footpaths ambling through farmland and woodland, the area is popular with horse riders, cyclists and walkers. The nearest village to Kings Ash is the market town of Wendover,

THIS HOME FEATURES

EXTENDED FAMILY HOME
THREE DOUBLE BEDROOMS
SURROUNDED BY
COUNTRYSIDE
LIVING ROOM
DINING ROOM
THREE BEDROOMS
ENSUITE SHOWER
FAMILY BATHROOM
KITCHEN & UTILITY

which is only 2 ½ miles away and is home to a selection of restaurants, delis, pubs, shops and a London bound mainline train station connecting to London Marylebone in under 55 minutes.

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LIVING AREA

3 BEDROOMS

The property provides comfortable bedroom accommodation by way of three double bedrooms, two with built in wardrobes, and en-suite shower to master. All of the bedrooms enjoy extensive views.

2 BATHROOMS

The main family bathroom is located off the first floor landing and comprises panel bath, low level WC and pedestal wash hand basin and en-suite shower. The guest cloakroom is located on the ground floor.

RECEPTIONS

The property benefits from a spacious living room with ornamental brick built fireplace, double doors open to Orangery which enjoys views over the delightful rear garden, dining .

KITCHEN/UTILITY

The kitchen comprises of units at base and eye level, cottage style unit with Corian worktops, and Corian edged composite worktop, inset 1.5 sink bowl with drainer, space for dishwasher, fridge/freezer, integrated oven with hob over, space for breakfast table, aspect overlooking the rear garden.

The utility room comprises units at base level, roll edge work surfaces, space and plumbing for washing machine.



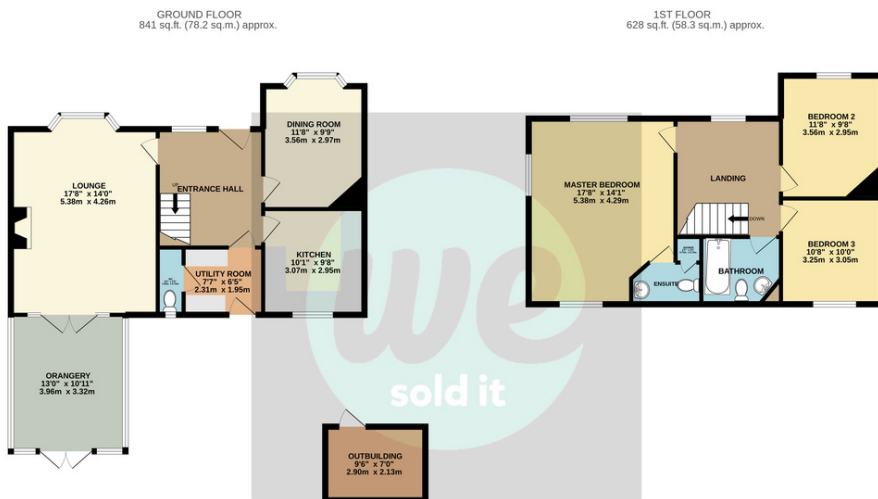
PROPERTY SUMMARY

Set in the idyllic hamlet of Kings Ash, within the Lee Parish. Southside sits in an elevated position enjoying views of countryside and farmland. The property built in 1904 and later extended in 2001 is being sold for the first time in over 23 years. Comprising entrance hall, lounge with timber framed Orangery situated off and backing onto the delightful garden, kitchen and utility, dining room, and guest WC. Upstairs the three double bedrooms are found along with the family bathroom and en-suite shower to the master bedroom. Outside, Southside really comes into its own, the stunning English country cottage style garden is well stocked and maintained with an abundance of plants, flowers and shrubs and trees (including an apple tree), brick built workshop, lawn and patio. Driveway parking to the front for several vehicles. Stunning views to front and rear.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	50 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1469 sq.ft. (136.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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OUTSIDE

The mainly laid to lawn rear garden is fully enclosed, well stocked and maintained and very much in the style of an English Country Garden. Comprising lawn, patio terrace, raised flower beds, apple tree, lean-to storage shed to the side gated to front and rear, free standing storage shed, brick built outhouse with power and lighting, gated access to Chiltern Way footpath.

Driveway to the front for several vehicles.



VIEWINGS

Strictly by appointment with WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

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