



## High Street

Prestwood

HP16 9EB

Monthly Rental Of £1,350

- Character 2 bed cottage in heart of Prestwood
- Walking distance to mainline train station
- Extensive garden and patio to rear with parking to front
- Driveway parking
- Available on an unfurnished basis in September
- EPC Rating: E Council Tax Band: D



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## PROPERTY FACTS

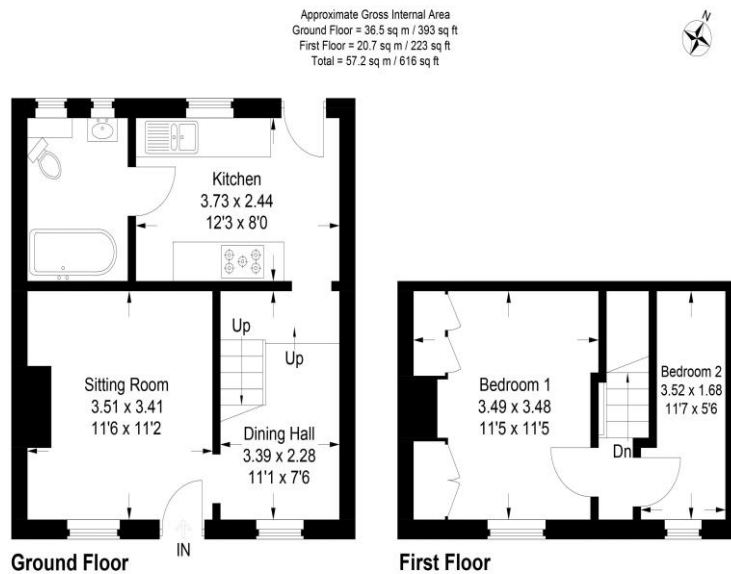
This pretty character cottage is situated within level walking distance of Prestwood's village amenities and walking distance to Great Missenden train station with its direct links to Marylebone. The lounge has a working open fireplace and leads into the dining/study area. The fitted kitchen has a range oven and opens to the substantial garden. Upstairs is a double bedroom with fitted wardrobes and a small single bedroom - ideal for use as a dressing room or office. The family bathroom is downstairs. There is parking to the front of the property. Available on an unfurnished basis in September.

## LOCATION FACTS

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops ie Butchers, Bakers, Newsagents, Post Office, Chemist, Florist and Supermarket together with Doctors' and Dentists' surgeries. There are local schools for children up to the age of 11 years. For secondary education, Prestwood lies in the catchment area for the Amersham/Chesham Grammar Schools and The Royal Grammar School for boys in High Wycombe. The Misbourne School in Great Missenden also offers schooling for 11-18 year olds. Private schools nearby include The Gateway in Great Missenden and Pipers Corner for girls in Great Kingshill. Nearby, Great Missenden also offers a main line rail link into Central London which is ideal for the commuter (approximately 35 minutes). For more extensive requirements both High Wycombe and Amersham are approximately 5 miles from Prestwood.

## DIRECTIONS

From our offices in Prestwood, follow the road towards Great Missenden and after about half a mile the property will be found on the left hand side, indicated by a Wye Country "To Let" board.



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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