



52 Fairacres, Prestwood, Great Missenden, Buckinghamshire, HP16 0LE

Excellent opportunity to purchase a well proportioned terraced house, which is in need of general updating and is superbly located - No Upper Chain!

Extended Property In Great Location | Close To Local Amenities | In Need Of General Updating | Gas Radiator CH | Sealed Unit Double Glazing | Porch | Hall | Kitchen | Large Lounge | Dining Room | Three Bedrooms | Family Bathroom | Separate WC | Level Enclosed Gardens | Driveway | Integral Garage |

With NO UPPER CHAIN, is this spacious, extended, terraced house, which is in need of general updating. Situated in a popular village location, suitable for families and downsizers alike and being close to village shops and schools. The accommodation in brief comprises: entrance porch leading to an entrance hall, kitchen, good size living room with dining room extension, three good bedrooms, bathroom and WC. Outside, there is an enclosed garden and driveway serving the integral garage. The property also has gas fired central heating and double glazing. **EARLY VIEWING RECOMMENDED!**

Price... £399,950

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		81
C (69-80)		
D (55-68)	68	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



LOCATION

Prestwood village centre has an excellent range of day-to-day facilities available including a variety of local shops, i.e butchers, bakers, newsagents, post office, chemist, florist and supermarkets, together with Doctors and Dental surgeries.... Nearby Great Missenden also offers a main rail link into central London as well as boasting a number of cafes, boutiques and restaurants..... For more extensive requirements both High Wycombe and Amersham are approximately 4/5 miles from Prestwood.....

DIRECTIONS

From the Hazlemere office of Wye Residential leave the crossroads along the Homer Green Road and continue of the mini-roundabout up Sawpit Hill. At the next mini roundabout turn left into Spurlands End Road. Take the third turning left into Copes Road/Stag Lane and continue to the T junction with Missenden Road. Turn right and continue heading towards Prestwood Village and take the right turning into Lodge Lane. At the junction with Nairdwood Lane, turn left and after a short distance turn left into Fairfields and the property will be located on the right hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

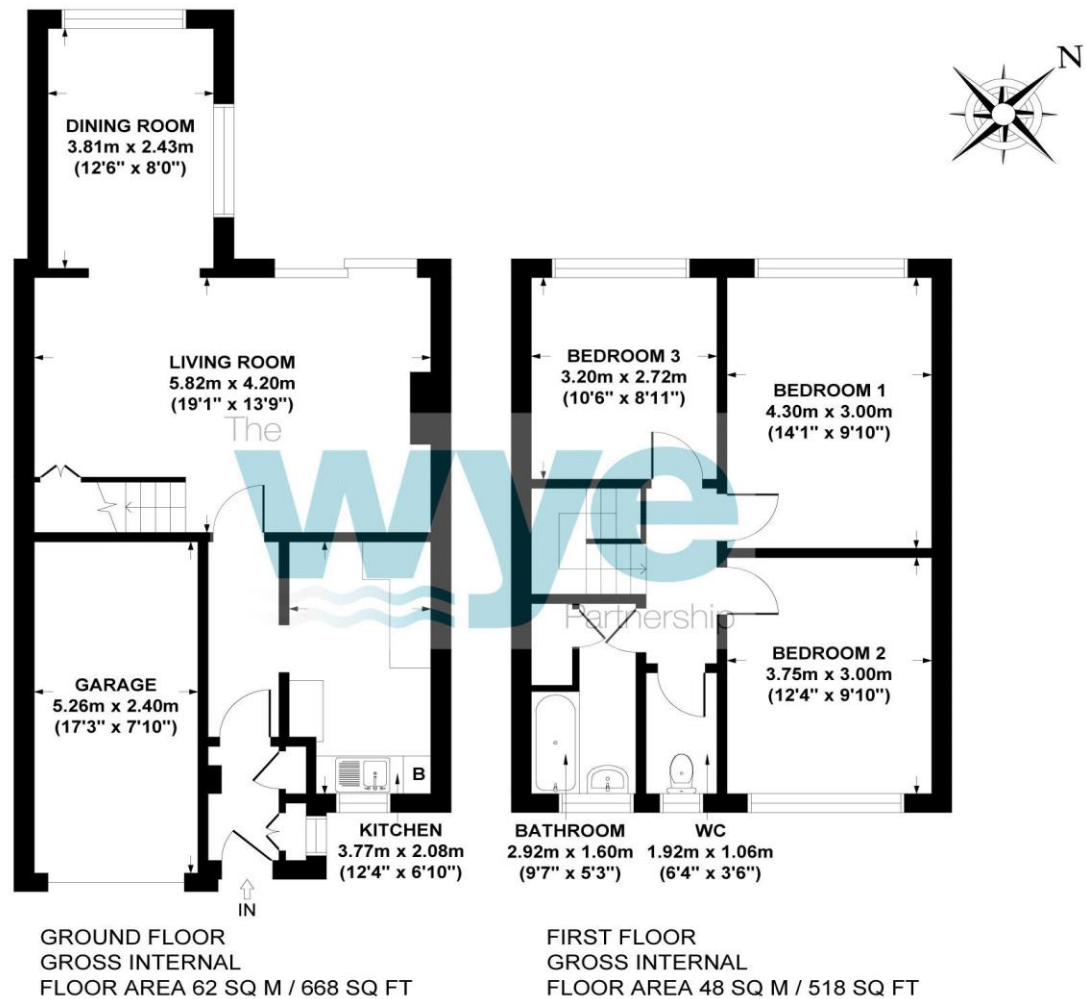
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MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.





FAIRACRES, PRESTWOOD, HP16 0LE
APPROX. GROSS INTERNAL FLOOR AREA 110 SQ M / 1186 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership