



9 Fairfields Great Kingshill Buckinghamshire HP15 6EP

A neat, tidy and original, three-bedroom, semi-detached bungalow on a well-regarded road with plenty of scope for extension and improvement. The property has a large west-facing garden and is offered with No Onward Chain

Entrance hall | Lounge/diner | Kitchen | Bathroom | Three bedrooms | Shared driveway | Detached Garage | Front and large rear gardens

9 Fairfields has been owned for the same family for many years. It has been carefully maintained and is clean and tidy but would now benefit from some general updating and has plenty of scope to extend (STPP). Other, similar properties in the street have extended into the loft and on the ground floor.

The main entrance to the bungalow is on the side of the house accessed from the shared driveway. A sheltered porch leads into the entrance hall with coats cupboard and loft access.

The main reception rooms are to the right. There is a through lounge/dining room with the current sitting room having an electric, coal-effect fireplace. A broad, opening leads to the dining area beyond with sliding patio doors accessing the terrace and garden beyond.

There is a galley style kitchen with a door to the garden fitted with a range of units incorporating a electric oven and hob and integrated under counter fridge. There is space and plumbing for a washing machine.

The main bedroom and bedroom two are front aspect both with built in wardrobes with bedroom three being side facing with a free-standing wardrobe.

Keen gardeners and families alike will value the lovely, mature, long, west-facing garden, (believed to be 240'). A shared driveway leads to a detached garage with an attached greenhouse behind. There is a mature garden to the front stocked with mature, decorative shrubs and a lawn.

DIRECTIONS

From our offices in Prestwood follow the Wycombe Road towards Great Kingshill. At the white gate announcing Great Kingshill take the left turning into Stag Lane and then third left into Fairfields. Number 9 will be found a short way along on the left indicated by a Wye Partnership For Sale board.

Price... £439,950 ... *Freehold*



AMENITIES

Great Kingshill is a pretty village with the benefit of the usual facilities including a village shop, pubs, village hall, schools and cricket on the village green. For more extensive facilities and schooling, nearby villages of Great Missenden and Prestwood provide shopping and social amenities, with a mainline rail link from Great Missenden to Marylebone. The towns of Amersham and High Wycombe are both easily accessible.

SCHOOL CATCHMENTS (2020/21)

Great Kingshill CofE, Little Kingshill Combined
Boys' Grammar; The Royal Grammar School, John Hampden Grammar
Girls' Grammar; Wycombe High School, Beaconsfield High
Upper School/All ability; The Misbourne

(We recommend you check accuracy and availability at the individual schools)

ADDITIONAL INFORMATION

Council Tax Band E

EPC Band D

To view this property, please contact:
Wye Country 01494 868000
Prestwood@wyecountry.co.uk

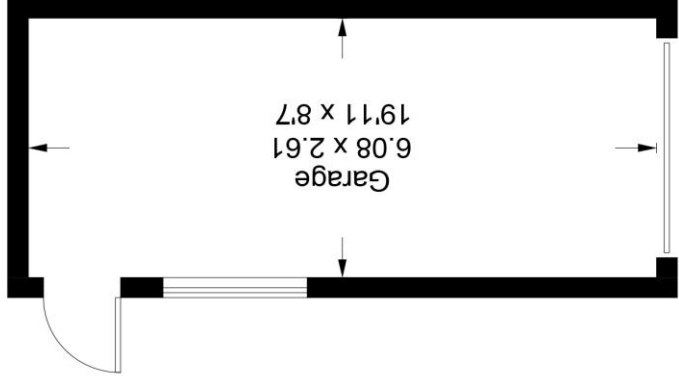
MORTGAGE

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

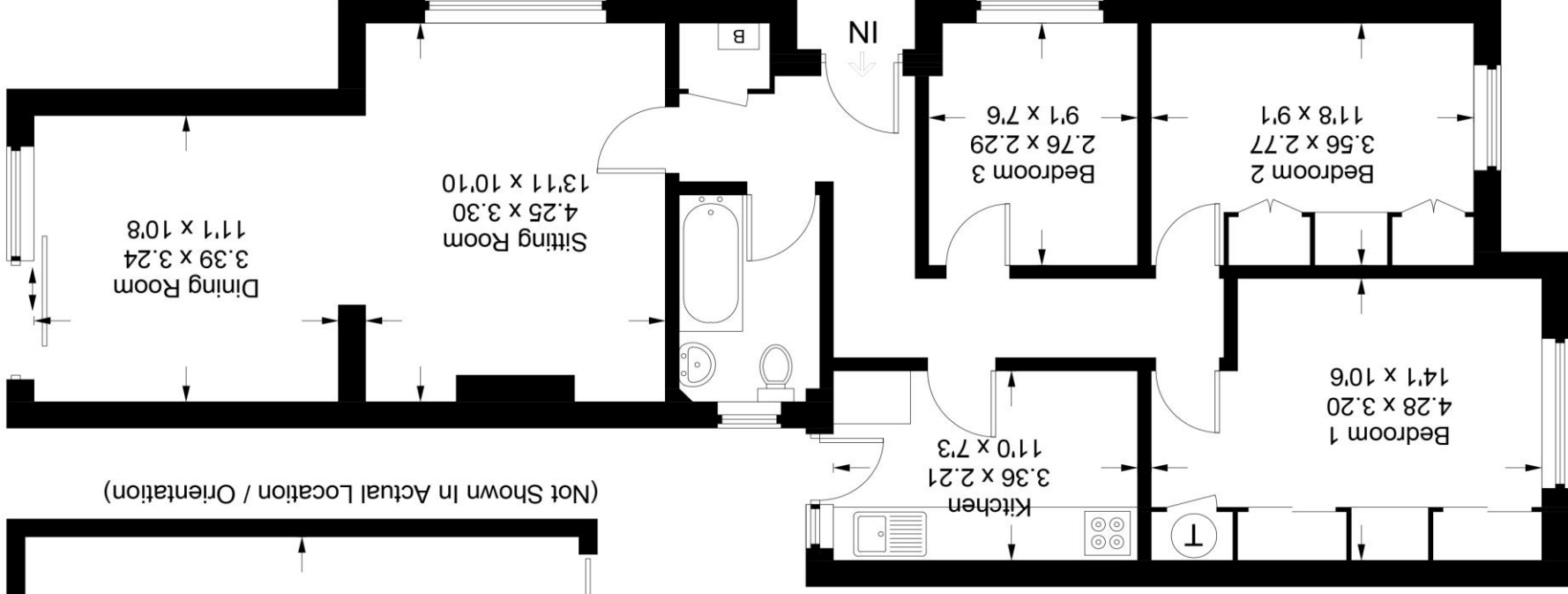
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approximate Gross Internal Area
 78.7 sq m / 847 sq ft
 Garage = 15.9 sq m / 171 sq ft
 Total = 94.6 sq m / 1,018 sq ft



(Not Shown In Actual Location / Orientation)



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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