



43 Hildreth Road Prestwood Buckinghamshire HP16 0LZ

A well-presented, three bedroom, two reception, mid-terraced house in the heart of the village convenient for the local schools and shops. The property has an enclosed, south-facing garden, integral garage and off-street parking. No Onward Chain

Entrance porch | Entrance hall | Cloakroom | Kitchen | Utility Room | Sitting room | Dining room | Three bedrooms | Family Bathroom | Integral garage | Front and rear gardens

43 Hildreth Road is light bright and airy with neutral décor and a flexible layout. The entrance to the property is at the side directly into a lobby linking the house with the garage. Both the lobby and entrance hall beyond have easy maintenance tiled floors.

The kitchen has been refitted with a range of pale, timber-effect units with an integrated fridge-freezer, integrated dishwasher, ceramic hob and double fan oven. At the rear of the kitchen is a conservatory/utility room with a sink and space and plumbing for a washing machine and space for a tumble drier. The two reception rooms are separated by an archway and linked with timber laminate flooring throughout.

Upstairs, there are three bedrooms with the master and bedroom 3 being at the rear and bedroom 2 and the family bathroom at the front. Outside, the rear gardens are enclosed and south facing. To the front there is parking for two vehicles plus the garage.

NOTE: Other similar properties have converted the garage into further accommodation therefore there is plenty of scope to alter the layout.

DIRECTIONS

From our offices in Prestwood follow the Wycombe Road towards Great Kingshill. Take the third turning on the left into Hildreth Road where the house can be found a short distance along on the right indicated by a Wye Country For Sale board.

Price... £350,000 *Freehold*



AMENITIES

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 Supermarkets, 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 close by 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. For more extensive requirements both High Wycombe and Amersham are approximately 4/5 miles from Prestwood.

SCHOOL CATCHMENTS (2020/21)

Prestwood Infant & Junior Schools
Boys' Grammar; Dr Challoner's, The Royal Grammar School, Aylesbury Grammar
Girls' Grammar; Dr Challoner's High School, Aylesbury High
Mixed Grammar; Chesham, Sir Henry Floyd
Upper School/All ability; The Misbourne School

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

ADDITIONAL INFORMATION

Council Tax Band D

EPC Band C

To view this property, please contact:

Wye Country 01494 868000

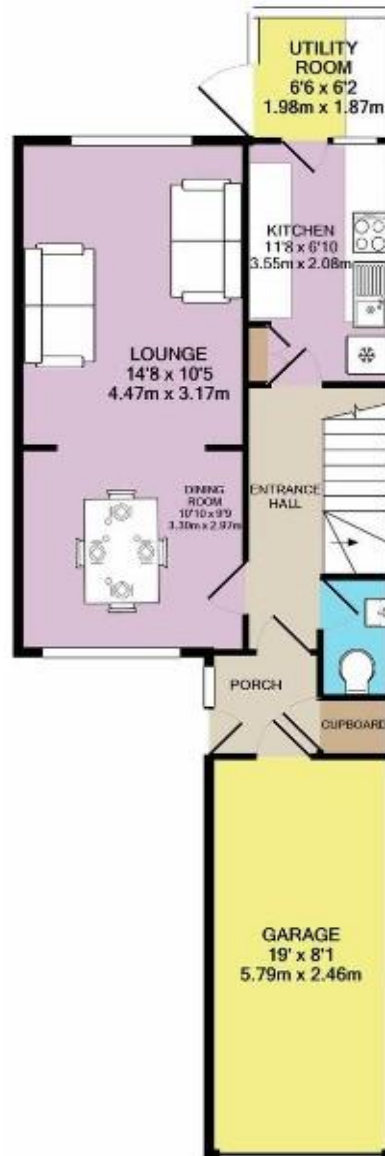
Prestwood@wyecountry.co.uk

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.





GROUND FLOOR
APPROX. FLOOR
AREA 673 SQ.FT.
(62.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1105 SQ.FT. (102.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 have not been tested and no guarantee as to their operability or efficiency can be given.

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