



127 Fairacres   Prestwood   Buckinghamshire   HP16 0LF

*A well presented and maintained, three bedroom end terrace house in a popular location, with a south westerly facing rear garden, garage and parking.*

Entrance hall | Sitting room | Kitchen | Dining room | Three bedrooms | Bathroom | Front and rear gardens | Garage and parking space

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Fairacres is a popular location in the village for families and downsizers alike. This particular property is an end of terrace and benefits from a sunny, south westerly facing rear garden.

The house is tastefully decorated with gloss finish, laminate flooring throughout the living areas and neutral carpets to the first floor. The ground floor accommodation is accessed off the entrance hallway. The spacious living room has a front aspect, leading through into the dining room and adjacent kitchen. The kitchen/dining room runs across the back of the house with access from the dining area onto the patio and garden beyond. The kitchen is nicely fitted with contemporary white, high gloss units, with integrated cooker and hob and room for the usual appliances. The dining area offers a large understairs storage cupboard.

Upstairs, there are three bedrooms, with fitted cupboards to bedrooms one and two, and the modern family bathroom. Bedroom three is currently used as a study.

Outside there is a pretty front garden and a very pleasant, enclosed, sunny rear garden with side access onto a footpath which leads round to the parking space and the garage located opposite the property.

The property has been well maintained and offers gas central heating and double glazing. An ideal choice for a first time buy, a growing family with excellent schooling nearby or indeed a downsizer.

**Price ... £379,950 ... 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 and The Royal Grammar School

Girls' Grammar; Dr Challoner's High School  
Mixed Grammar; Chesham

Upper School/All ability; The Misbourne School  
**(We recommend you check accuracy and availability at the individual schools)**

## DIRECTIONS

From our offices in Prestwood follow the High Street towards Great Missenden. Turn right into Nairdwood Lane and second left in Fairacres. Follow the road round the bend and 127 is about half way up on the left hand side, screened from the road by trees.

## ADDITIONAL INFORMATION

Council Tax Band D | EPC Band D

All measurements being approximate

## TO VIEW THIS PROPERTY PLEASE

### CONTACT:

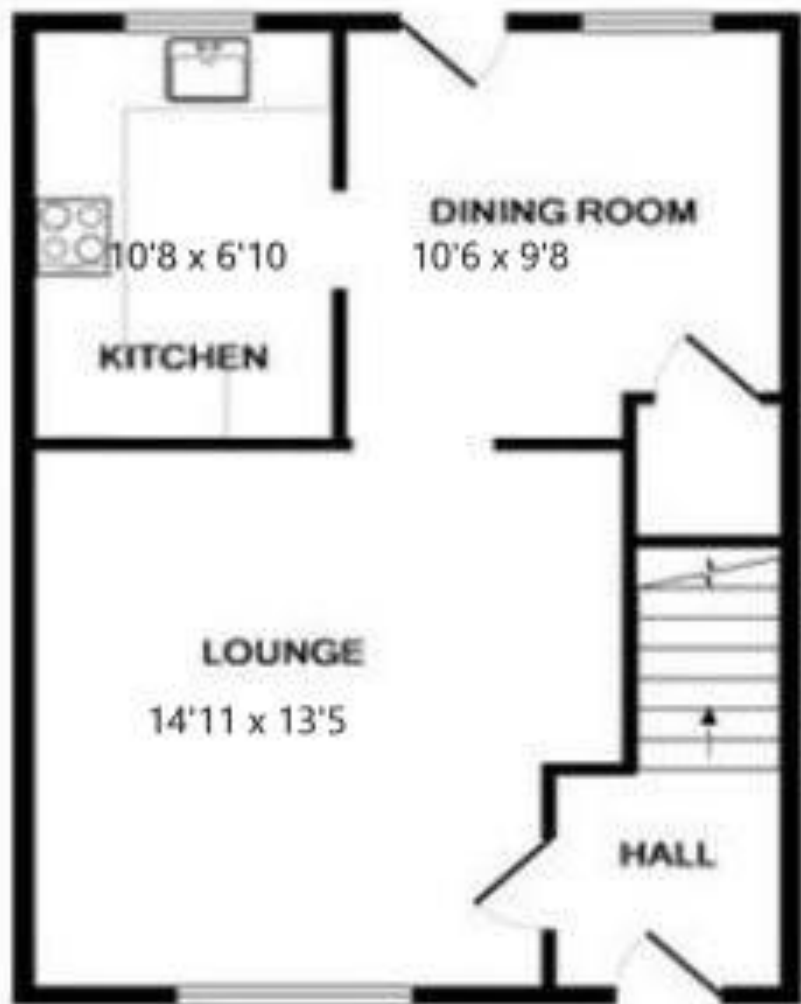
Wye Country, 120 High Street, Prestwood

Tel: 01494 868000

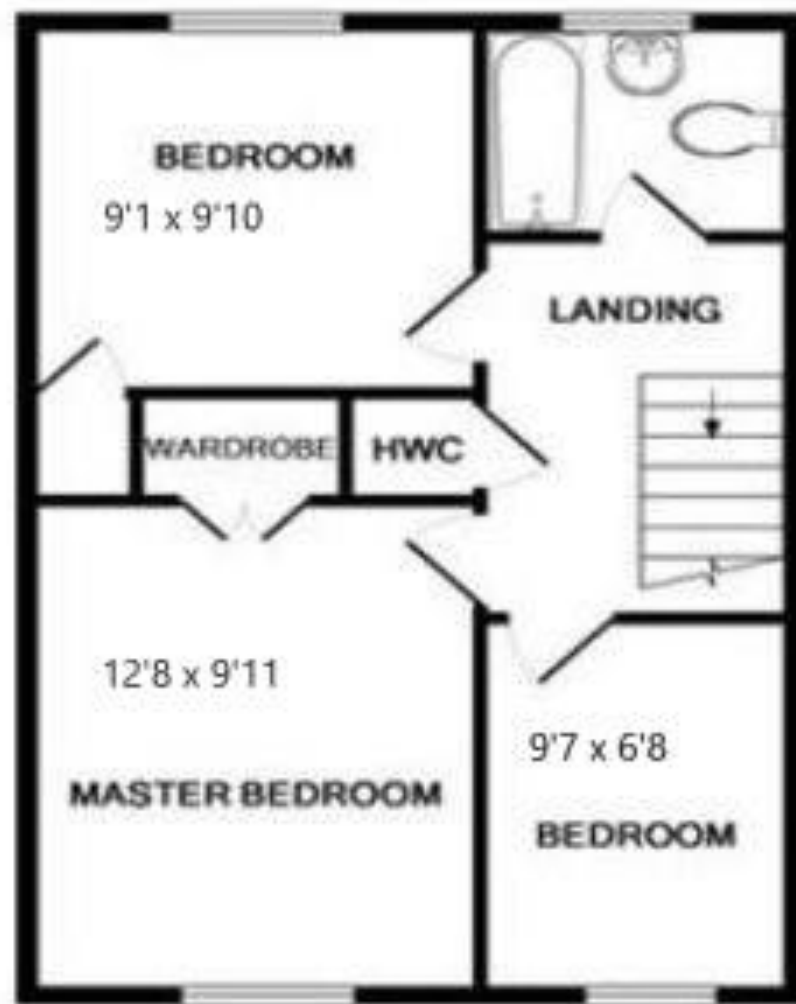
Email: [prestwood@wyecountry.co.uk](mailto:prestwood@wyecountry.co.uk)

*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 420 SQ.FT.  
(39.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 420 SQ.FT.  
(39.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 840 SQ.FT. (78.1 SQ.M.)