

4 Wycombe Road, Prestwood, Buckinghamshire, HP16 0PW

A comprehensively updated and refurbished, three bedroom, semi-detached house in the heart of Prestwood village ideal for access to the local shops, schools and other amenities. No Onward Chain

Entrance hall | Sitting Room | Kitchen | Three bedrooms | Family bathroom
| Front and rear gardens | Driveway parking | No Onward Chain

Having been tenanted for many years, 4 Wycombe Road was in need of a substantial facelift to bring it up to current standards and expectations. The house is a perfect, neutral "blank canvas" ready and waiting for new owners to just move into. One of the stand-out features of this house is how light and airy it feels inside; this may well be because the windows seem larger than is usual, plus the fact the property is oriented east-west to catch the best of the daily sunshine. The refit includes, amongst other things, a brand new boiler and pressurised hot water system.

The entrance hall is flooded with light from a wide, side, window out to the car-port. The sitting room is double aspect with French doors out to the garden. The kitchen has been refitted in a range of grey gloss units with the sink underneath the window looking out at the gardens. There is space and plumbing for a washing machine and space for a tall fridge-freezer. There is ample space in the under-stairs' cupboard for storage of taller items. A side door leads out to the carport and back garden.

Upstairs, the tiled family bathroom has been refitted with a white suite comprising of bath, with shower over and shower screen, W.C, and basin. There are three bedrooms; two good doubles with built in wardrobe and a generous single with no stair ingress to affect the floor area.

Outside, the property is tucked in the corner with good off-street parking and, at the side of the house, a car port, and possible space for extension in the future STPP. The rear gardens are level with a patio area and are surrounded with mature shrubs and trees - the back garden is a great blank canvas for the future.

Price... £450,000 *Freehold*



LOCATION

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops, ie Butchers, Hairdressers, Newsagents, Post Office, Chemist, Florist and Supermarkets, together with Doctors' and Dentists' surgeries. 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.

DIRECTIONS

4 Wycombe Road is a very short walk from our offices in Prestwood being opposite the parade of shops and next door to the offices of DC Kaye and Co.

Additional Information

Council Tax Band E

EPC band D

School Catchments

Prestwood Infant & Junior Schools The Misbourne School, mixed Secondary Boys' Grammar; Dr Challoner's, Aylesbury Grammar and The Royal Grammar School Girls' Grammar; Dr Challoner's High and Aylesbury High Upper School/All ability; The Misbourne School Mixed Grammar; Chesham Grammar and Sir Henry Floyd (We recommend you check accuracy and availability at the individual schools)

MORTGAGE

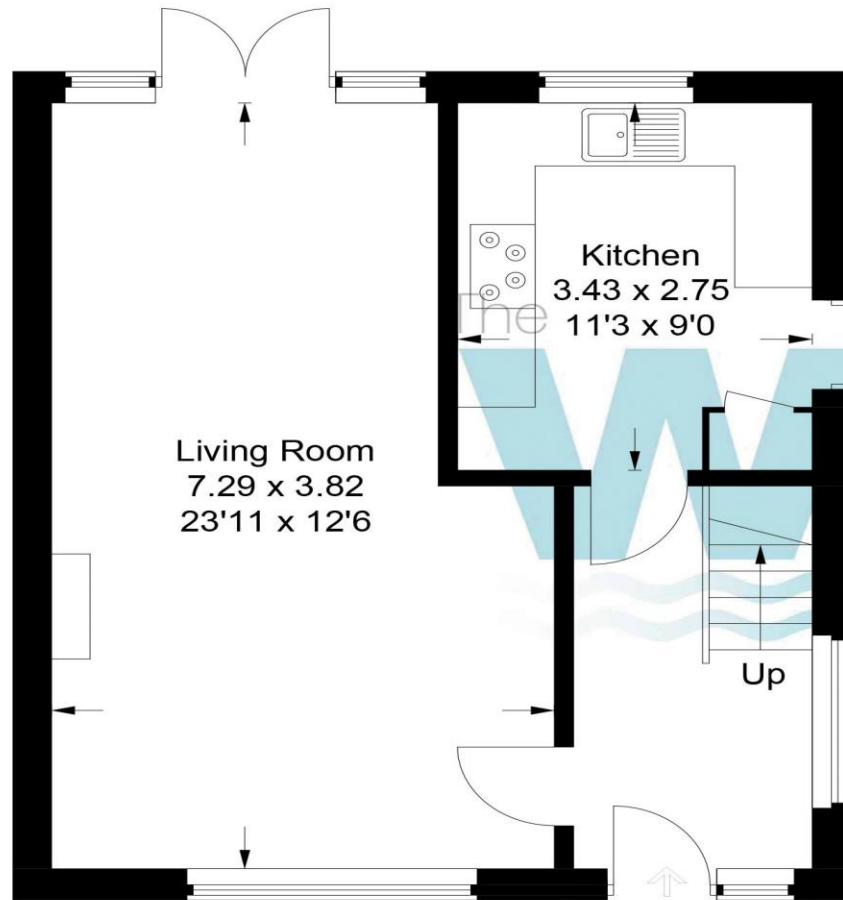
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

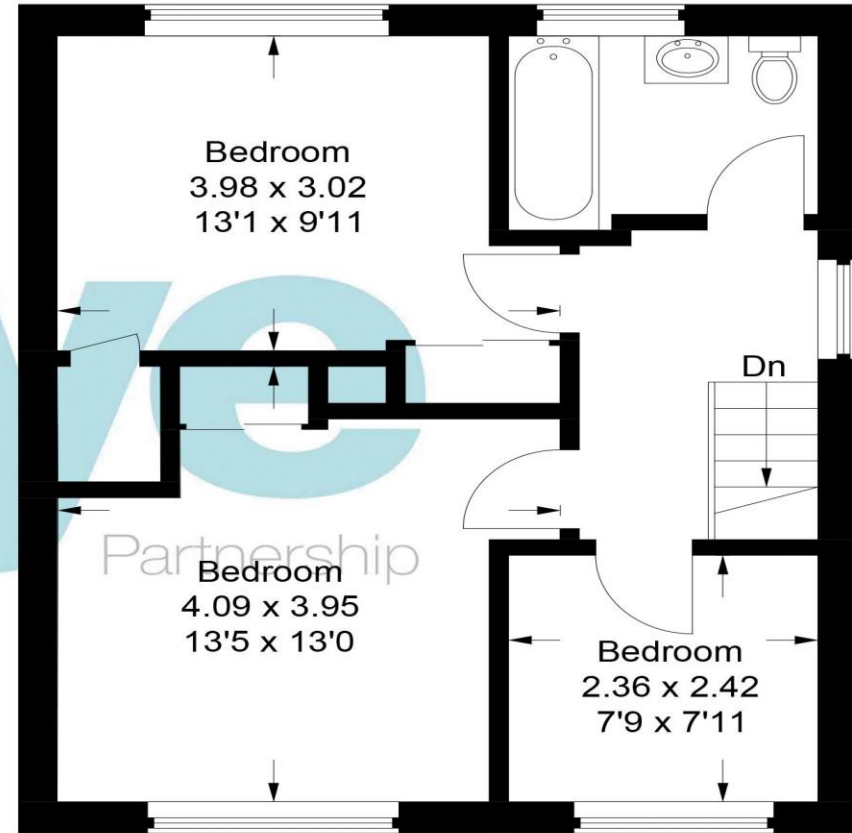


4 Wycombe Road

Approximate Gross Internal Area
Ground Floor = 43.5 sq m / 468 sq ft
First Floor = 43.1 sq m / 464 sq ft
Total = 86.6 sq m / 932 sq ft



Ground Floor



First Floor

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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