



3 High Street, Prestwood, Buckinghamshire, HP16 9EE



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*A classic, three bedroom, two reception room, semi-detached house located on the fringes of the village. The property, although clean and tidy, would now benefit from some general updating and modernisation. Standing on the original footprint there is scope for extension STPP. No Onward Chain.*

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Entrance hall | Cloakroom | Sitting room | Kitchen | Dining Room | Three Bedrooms | Family bathroom | Front garden with driveway parking | Detached garage | South-facing rear gardens

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The property is set back from the road with an area of lawn in front and a concrete driveway leading to the detached garage at the rear.

On the ground floor; the front door opens into the hallway with stairs rising to the first floor. The cloakroom being is just inside the front door.

The sitting room is front aspect with a feature fireplace.

The kitchen and dining room are across the back of the house. The kitchen is fitted with a range of serviceable, mid-oak, wall and base units with a single electric fan oven, gas hob and with space and plumbing for a washing machine. There is a very useful pantry under the stairs and a back door out to the driveway. A further door leads from the kitchen into the adjacent dining room. There is scope to knock through and combine the separate kitchen and dining room into a more contemporary kitchen diner.

Upstairs, there are three bedrooms; two doubles and a single plus the family bathroom. The bathroom is fitted with a white suite comprising of bath, W.C. and basin, whilst not of modern design the bathroom is serviceable.

Outside at the rear, the garden is level, south-facing and enclosed. There is a separate garage with up and over door, power and light.

**Price... £425,000** *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

From our office in Prestwood follow the High Street towards Great Missenden. Pass the Crossroads garage and the house can be found further down on the right almost opposite the junction with Barley View and indicated with a Wye Country for sale board

## Additional Information

Council Tax Band D

EPC Band D

## School Catchment

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

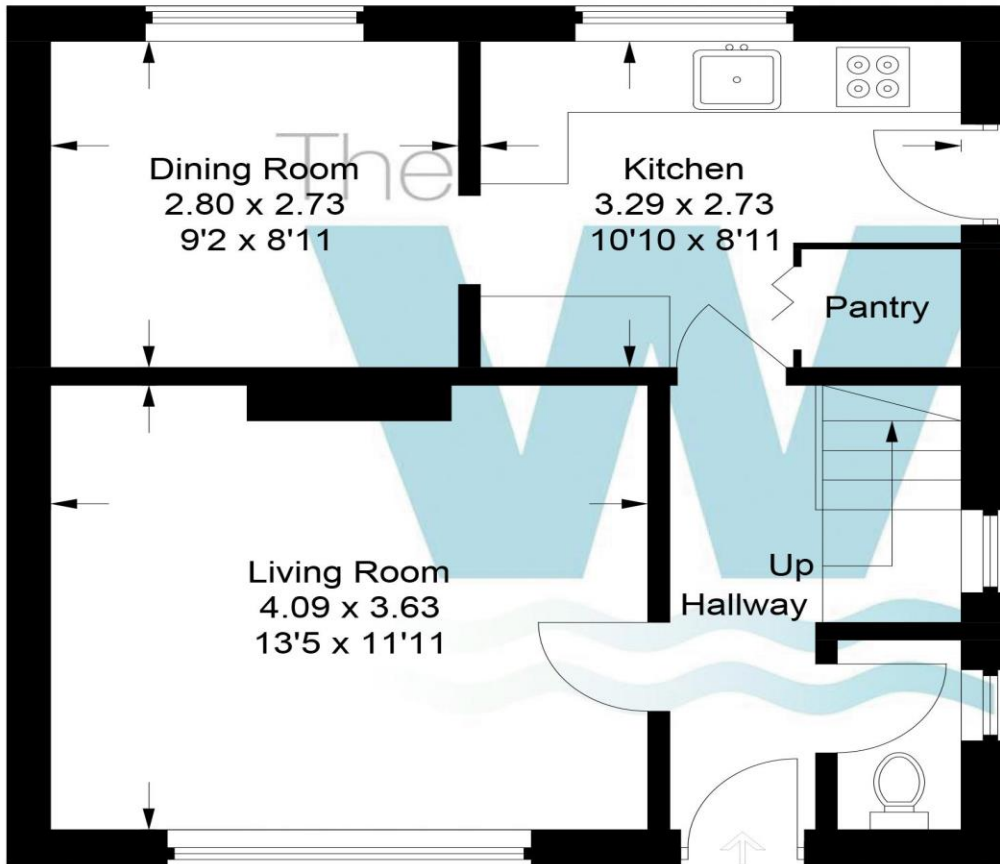
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*

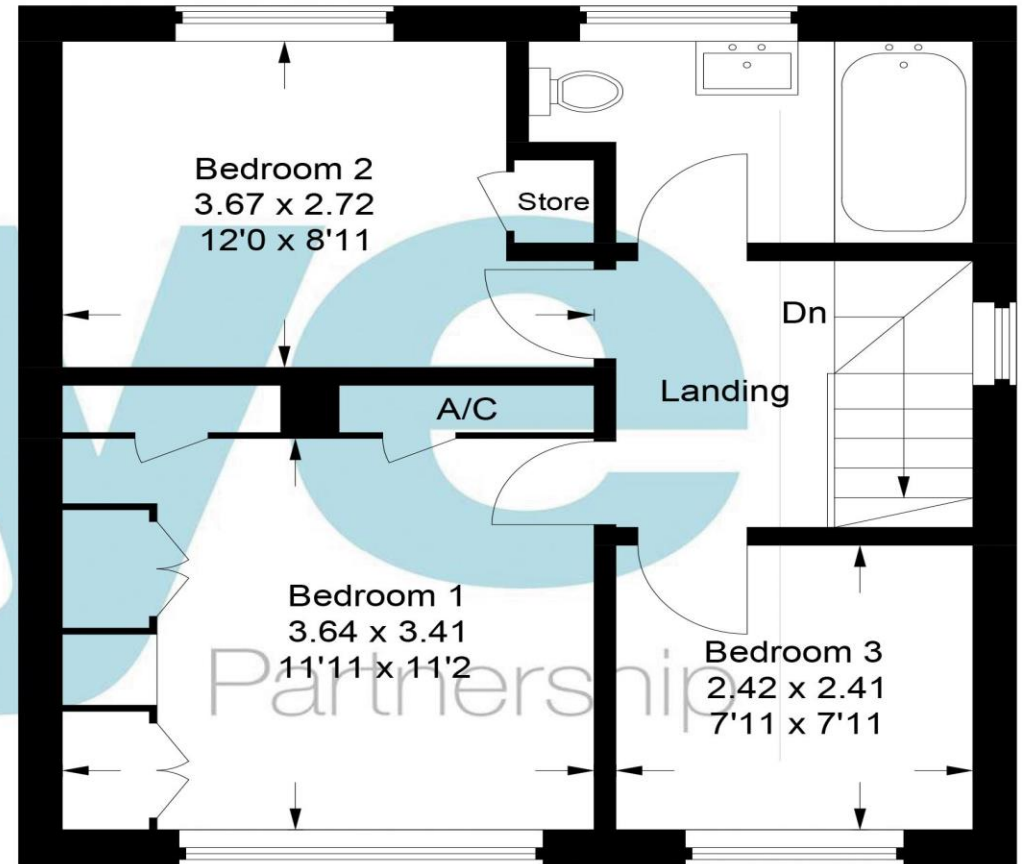


# 3 High Street, Prestwood, HP16 9EE

Approximate Gross Internal Area  
Ground Floor = 41.8 sq m / 450 sq ft  
First Floor = 41.6 sq m / 448 sq ft  
Total = 83.4 sq m / 898 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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