



12 Tetherdown Prestwood Buckinghamshire HP16 0LF

A well presented and maintained, three bedroom end terrace house in a popular location facing a pedestrian walkway with garage and parking.

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

Tetherdown 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 location facing a pedestrianised walkway.

The house is tastefully decorated throughout the living areas and neutral carpets to the first floor. The ground floor accommodation is accessed off the entrance hallway with cloakroom to the front. 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 into the conservatory with the patio and garden beyond. The kitchen is nicely fitted with contemporary laminate 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 there is a modern family bathroom. Bedroom three is often used as a study in this style of house.

Outside there is a lawned front garden with path to the front door and a very pleasant, enclosed, rear garden which has been mainly paved for ease of maintenance with side access onto a footpath, which leads round to the parking space and the garage which is 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, or a growing family, with excellent schooling nearby.

Price ... £375,000 ... 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 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 Wycombe Road toward Great Kingshill and take the 5th left into Lodge Lane. Tetherdown will be found after short distance on the Left.

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

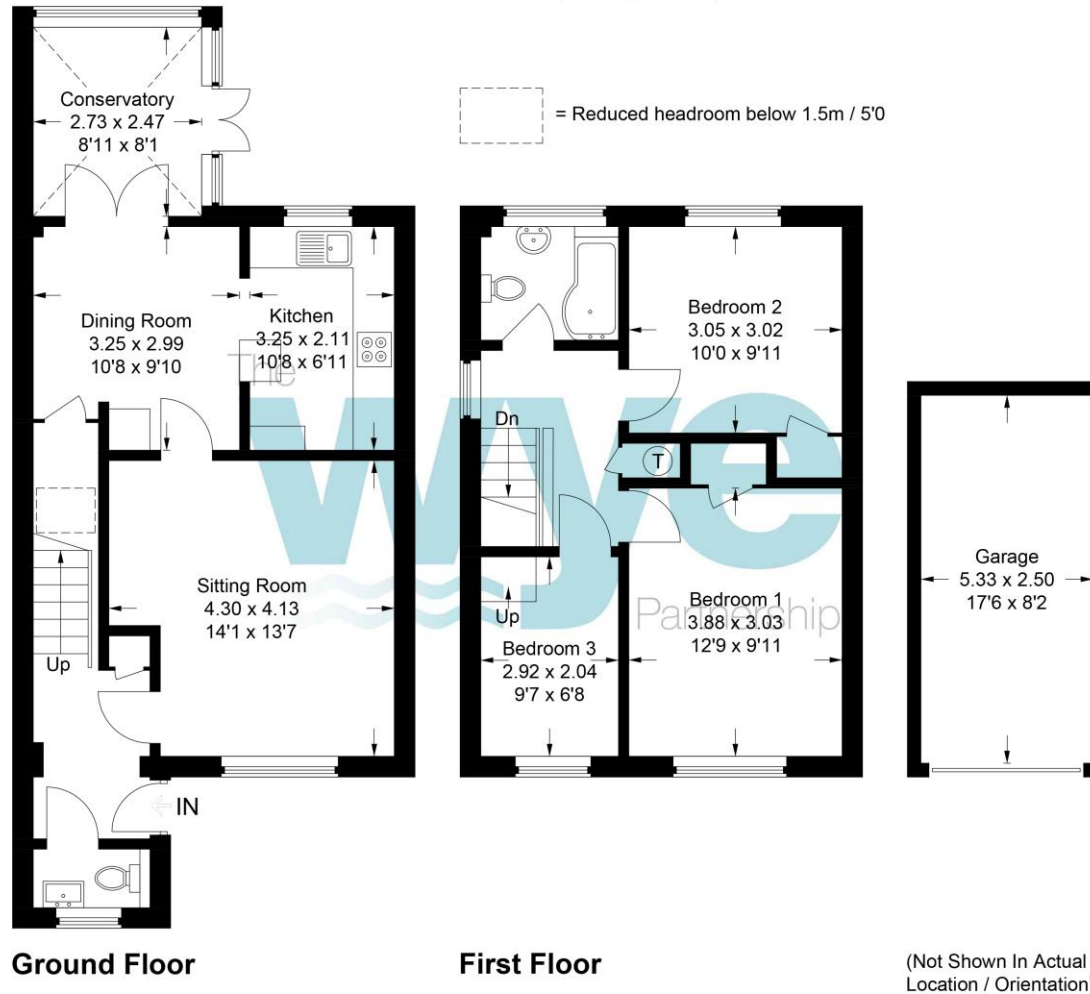
Email: prestwood@wyecountry.co.uk

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.



12 Tetherdown

Approximate Gross Internal Area
 Ground Floor = 51.5 sq m / 554 sq ft
 First Floor = 40.4 sq m / 435 sq ft
 Garage = 13.4 sq m / 144 sq ft
 Total = 105.3 sq m / 1,133 sq ft



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.