



33 CLARE ROAD PRESTWOOD BUCKINGHAMSHIRE HP16 0NU

A well-presented, three double-bedroom, mid-terraced house with an extra bedroom/study with ensuite wet room. To the rear, the gardens are level and mature and to the front there is off-street parking. No Onward Chain.

Entrance porch | Entrance hall | Open plan kitchen/dining room/sitting room | Bedroom 4/Family room with ensuite wet room | Three double bedrooms | Bathroom | Separate WC | Driveway parking

Number 33 Clare Road has been altered and improved over the years to incorporate the integral garage into the main body of the house to provide an extra reception with en-suite wet room and also to link the kitchen with the main living room. The benefit of this is that the property now has a light, bright and airy open plan kitchen/living room with access directly onto the garden that can be used and zoned to suit individual taste.

The kitchen has been refitted with a comprehensive range of cream gloss units with some integrated appliances and ample room and space for a washing machine, a tumble drier and extra refrigerator.

Upstairs, there are three double bedrooms, a bathroom and separate W.C. and basin. Other similar properties have combined the two together to make an impressive, combined family bathroom.

Outside, the rear gardens are level with a patio adjacent to the house, a lawned area and mature shrub and flower borders. There is access at the rear to the service passage which enables garden rubbish etc to be removed without going through the house.

There is driveway parking to the front for one vehicle and on-road parking.

DIRECTIONS

From our office in Prestwood, follow the High Street towards Great Kingshill. Take the first turning left into Clare Road and the house will be found almost directly ahead of you on the side road just as the road bends to the right.

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

ADDITIONAL INFORMATION

Council Tax Band D | EPC Band C
All measurements are approximate.

To view this property, please contact:

Wye Country, 120 High Street, Prestwood
Tel: 01494 868000

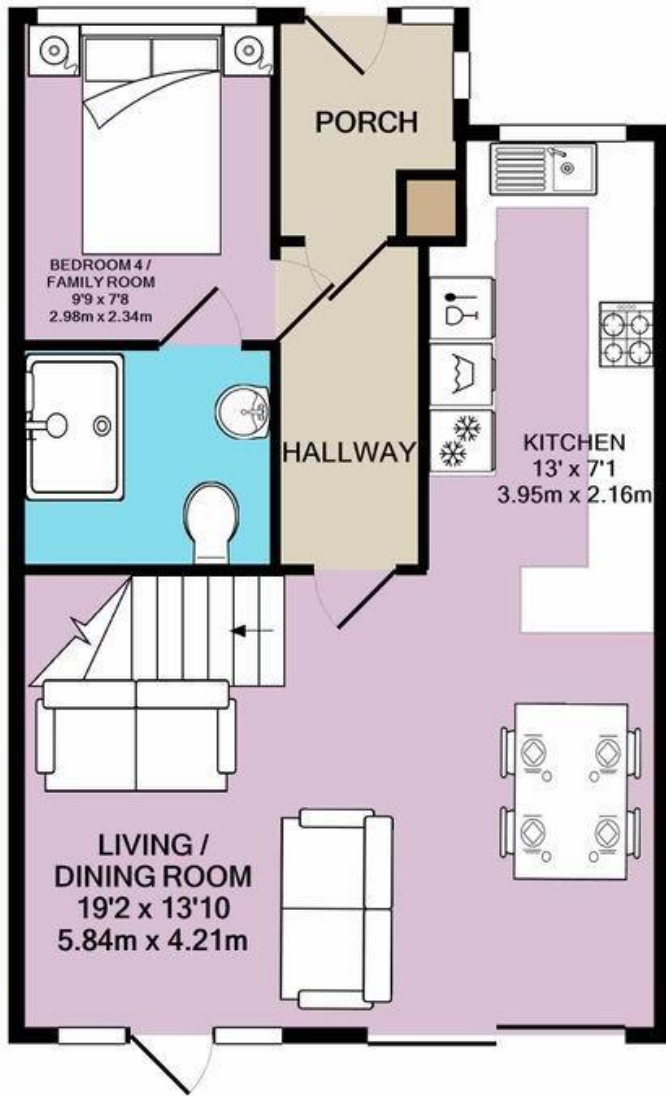
Email: prestwood@wyecountry.co.uk

MORTGAGE

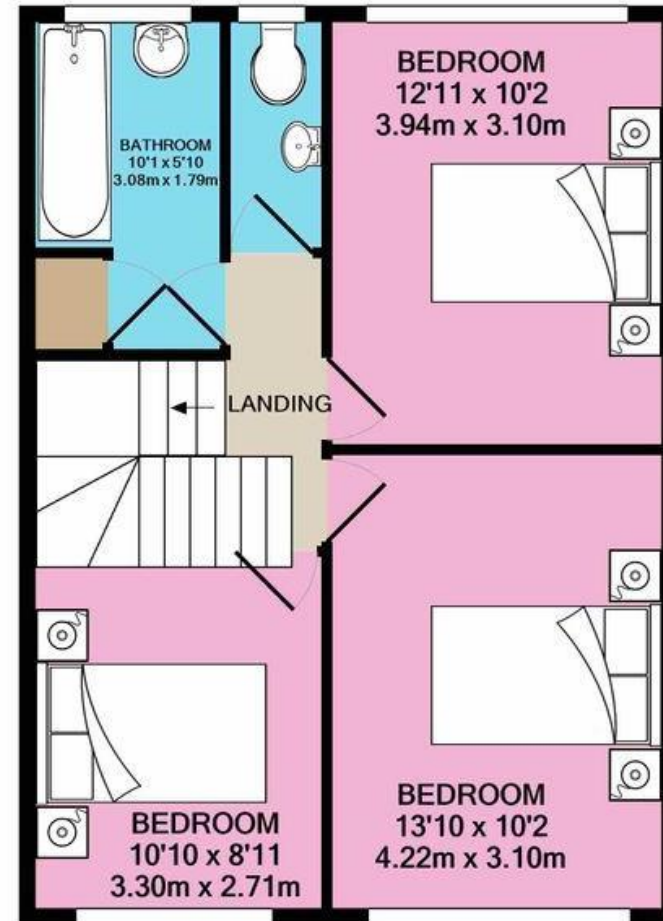
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser.

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 559 SQ.FT.
(51.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 510 SQ.FT.
(47.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1069 SQ.FT. (99.3 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