



Hillcroft 81 Wycombe Road Prestwood Buckinghamshire HP16 0HW

*A well-presented Victorian semi-detached home with many period features and large rear gardens on the fringes of Prestwood village.*

Entrance hall | Sitting room | Dining room | Kitchen/breakfast room | Utility room | Ground floor shower room | Bedroom 4/Study | Three first floor bedrooms | Family bathroom | Driveway parking | Private rear garden

81 Wycombe Road is a substantial semi-detached house situated on the fringes of Prestwood village within a level walking distance of both the village centre and the surrounding countryside.

On entering the house through the front door the comfy sitting room is located to the front with a pretty bay window. The dining room is of excellent proportions with a lovely feature fireplace, opening up via double doors into the de-constructed kitchen which is suitable for free standing units and in turn leads through to the utility, shower cloakroom and study/bedroom 4.

On the first floor there are three good sized double bedrooms and a well-appointed bathroom.

Outside the rear gardens are an undoubted feature of the house as they are principally laid to lawn and mostly enclosed by mature hedges and fencing. There are raised flower beds and paved areas adjoining the patio area.

To the front of the house there is a pavior driveway leading to the front door and providing parking for 2 or 3 vehicles.

#### DIRECTIONS

From our offices in Prestwood following the Wycombe Road towards Great Kingshill. Number 81 will be found on the left hand side.

**Price... £550,000**    *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 School  
**(We recommend you check accuracy and availability at the individual schools)**

### ADDITIONAL INFORMATION

Council Tax Band E

EPC Band D

**To view this property, please contact:**

**Wye Country 01494 868000**

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

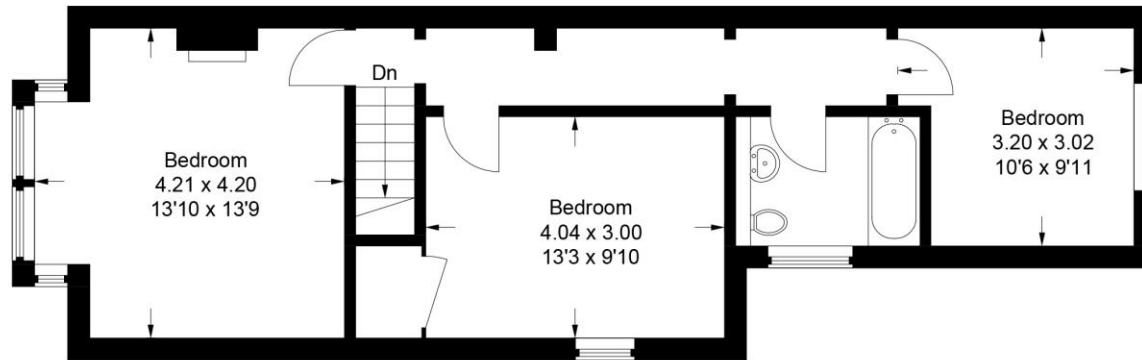
### MORTGAGE

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

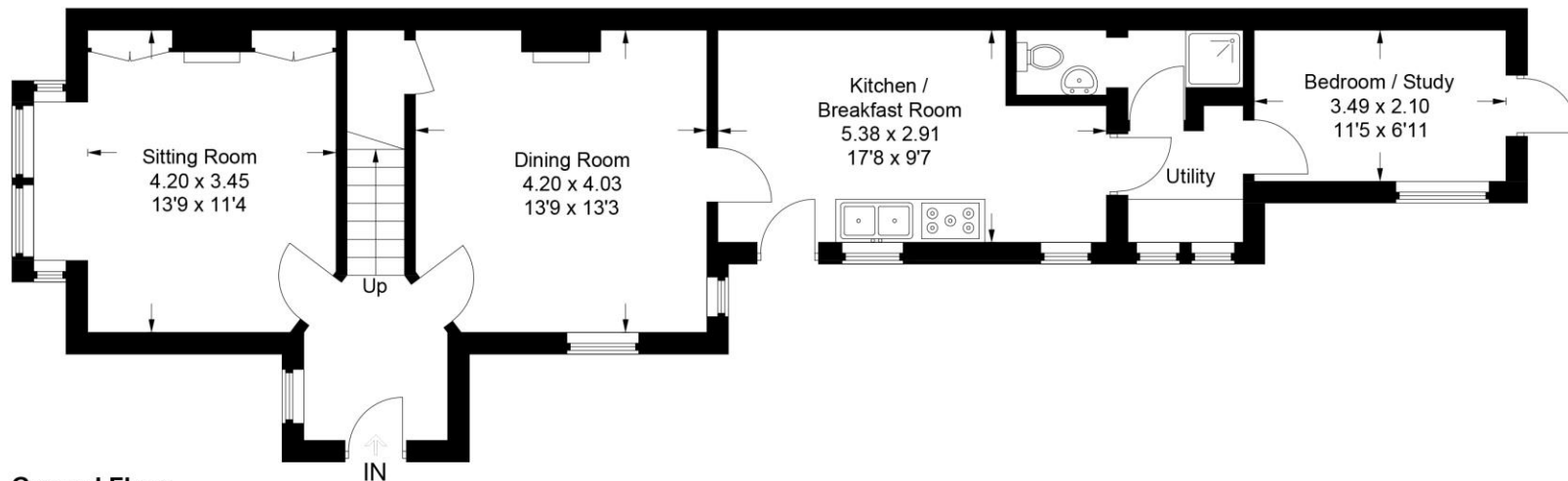
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



Approximate Gross Internal Area  
Ground Floor = 70.8 sq m / 762 sq ft  
First Floor = 54.1 sq m / 582 sq ft  
Total = 124.9 sq m / 1344 sq ft



**First Floor**



**Ground 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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