



117 Fairacres Prestwood Buckinghamshire HP16 0LF

A very well presented, two bedroom, mid terrace house in a popular location, close to village amenities and schooling.

Entrance hall | Sitting room | Eat-in kitchen | Two double bedrooms | Bathroom | Front and rear gardens | Garage

117 Fairacres is situated in a quiet location, well screened from the road to the front by mature shrubbery, close to the local schools and shops. The house has been well cared for and offers neutral décor throughout with a modern fitted kitchen and bathroom, together with double glazed windows and gas central heating.

The sitting room is a good size with an under-stairs cupboard and a front aspect over the quiet walk-way. The kitchen/diner is well fitted in light wood effect units with an integrated double oven, hob, integrated full size dishwasher and space for the usual appliances, with an area for a table and chairs. A door leads through to a partly covered patio area and the garden beyond.

Upstairs, bedroom one is to the front, with two built-in wardrobe cupboards and two windows, making this a nice bright room. Bedroom two is a good size and overlooks the rear garden. The bathroom is nicely fitted with a modern white bathroom suite.

The rear garden faces south, so is a great space for entertaining with a covered patio area, ideal for the table and chairs, and a grassed lawn leading to the rear access. The garage is located in a separate block, with plentiful additional parking close-by.

DIRECTIONS

From our offices in Prestwood continue along the High Street towards Great Missenden and turn right into Nairdwood Lane (Crossroads Garage on the corner). Take the second right into Fairacres and continue until the road bends round to the right. At this point, number 117 will be found on the left hand side, indicated by a Wye Country "For Sale" board.

Price... £325,000 *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 (2019/20)

Prestwood Infant & Junior Schools
Boys' Grammar – Chesham, Dr Challoner's
and The Royal Grammar School
Girls' Grammar – Chesham, Dr Challoner's
High School
Upper School/All ability – The Misbourne
School

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

ADDITIONAL INFORMATION

Council Tax Band C

EPC Band Awaited

To view this property, please contact:

Wye Country 01494 868000

Prestwood@wyecountry.co.uk

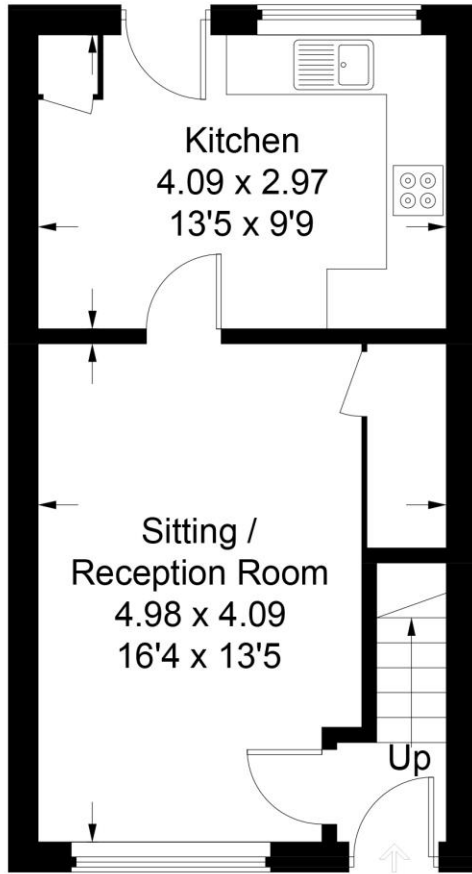
MORTGAGE

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

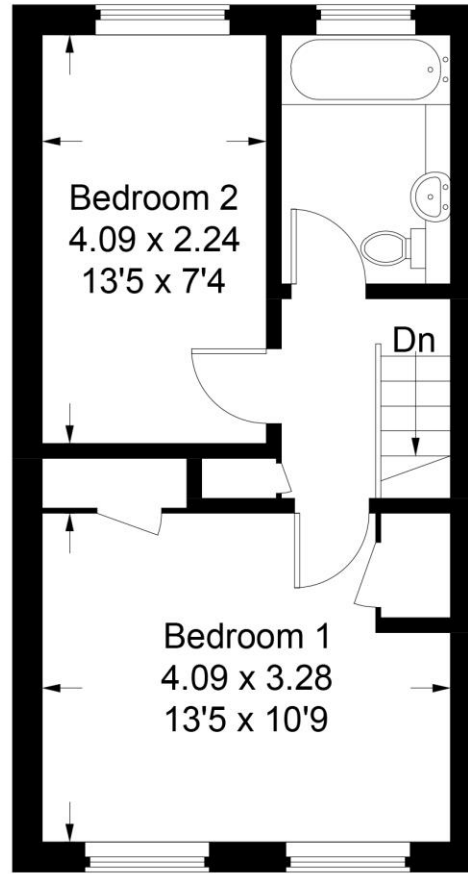
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



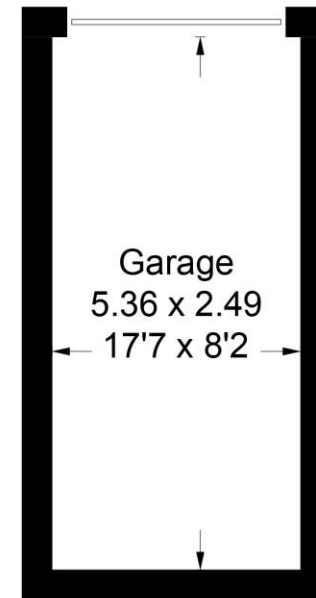
Approximate Gross Internal Area
Ground Floor = 33.5 sq m / 361 sq ft
First Floor = 33.2 sq m / 357 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 80.1 sq m / 862 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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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