



22 Greenside, Prestwood, Buckinghamshire, HP16 0SE

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*A well-proportioned, and extended, semi-detached house overlooking an open green in the heart of Prestwood village, close to all amenities. The property has three bedrooms, a great, extended kitchen, and a study in addition to the usual accommodation in this model of house.*

Lounge | Kitchen/Dining room | Study | Cloakroom | Three bedrooms | Refitted bathroom | Garage | Off-street parking |

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On entering the property the cloakroom is front aspect. The side extension is divided in half; the front being a useful study off the hallway and the rear being incorporated into the kitchen.

The sitting room overlooks the green with a door leading to the kitchen. This has two separate areas; the food preparation to the left having been refitted with white units with a range of integrated appliances plus a slot in cooker and space and plumbing for a washing machine. The opposite end of the kitchen is the dining area with ample room for a large dining table. The under-stairs cupboard provides additional, useful storage space.

Upstairs, there are two double bedrooms with the master being front aspect. The single bedroom is also front aspect and has been cleverly fitted to make the most of the space with a built in, raised single bed with storage underneath. The bathroom has been refitted with a white suite comprising of bath (with shower over and screen), basin and W.C.

Outside, the low-maintenance, rear garden is level and enclosed with a pergola-covered seating area and direct access to the rear of the garage and to the extended off-street parking area behind the garage.

**Price... £485,000**

*Freehold*



## LOCATION

Prestwood village centre has an excellent range of day to day facilities, 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 see further information below. 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 offices in Prestwood follow the Wycombe Road towards Great Kingshill, taking the fourth turning left into Lodge Lane. Take the fourth left into Peppard Meadow and the back entrance to No. 22 is about half way along on the left, indicated by a Wye Country "For Sale" board. Go between the houses to the front door.

## 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

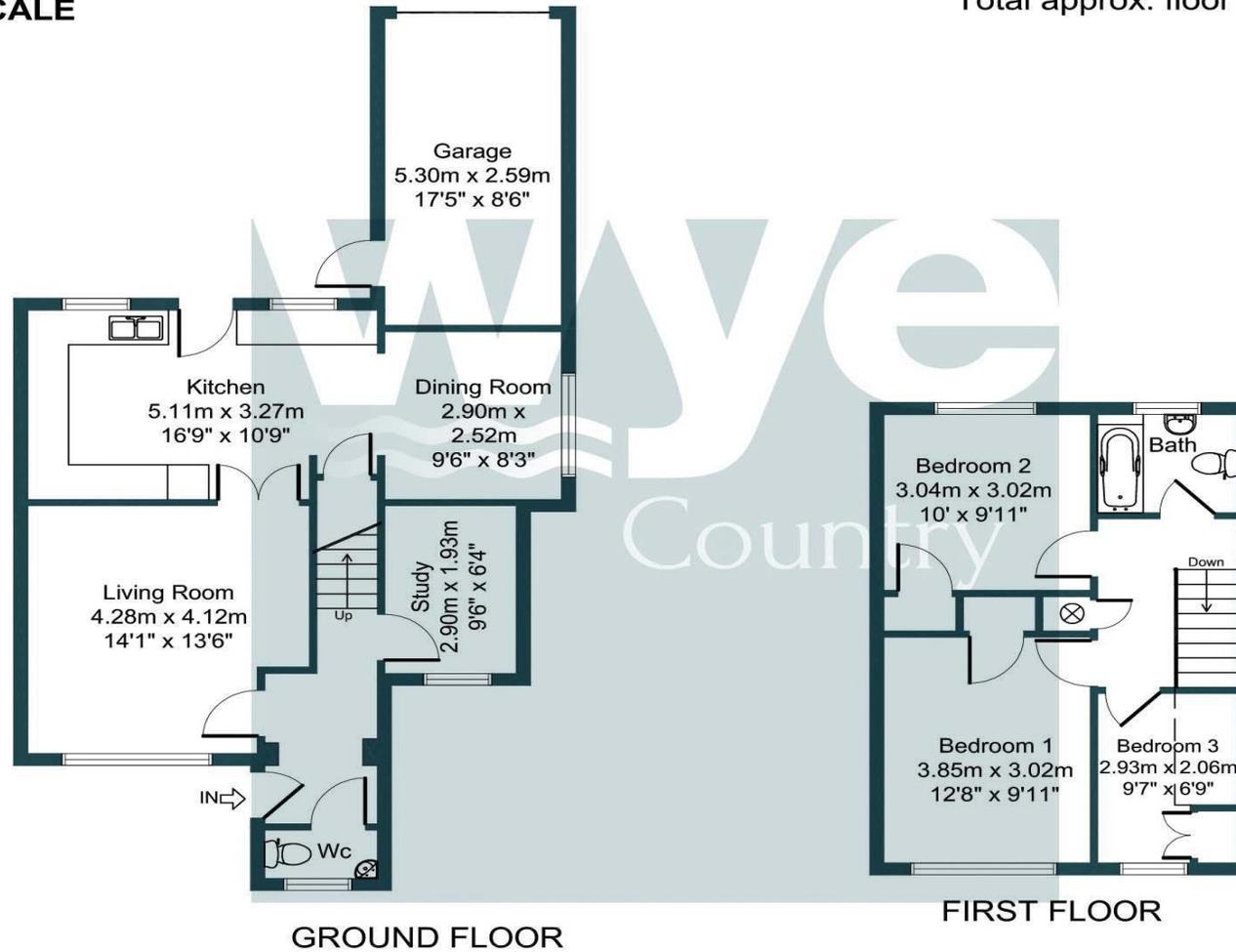
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details*



NOT TO SCALE

Total approx. floor area 1184 sq.ft. / 110 sq.m



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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in the specification have not been tested by Wye County and no guarantee as to their operating ability or their efficiency can be given.

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The **wye** Partnership