



86 Wycombe Road, Prestwood, Buckinghamshire, HP16 0HW

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*A conveniently located 3 bedroom detached bungalow with extensive gardens and country views. No onward chain.*

Entrance Hall | Sitting room | Three double bedrooms | Kitchen | Family bathroom | Conservatory | Workshop | Large Garden | Garage | Country Views to rear

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A spacious three bedroom detached bungalow situated along the Wycombe Road within easy walking distance of the village amenities.

On entering the bungalow the master bedroom is on the right hand side with a front aspect and built in wardrobes. The third bedroom is a small double with a side aspect and fitted storage. The second bedroom is also a double, has a double fitted wardrobe and overlooks the rear gardens. There is a family bathroom with walk in shower wc and sink. The spacious lounge/dining area has a dual aspect and opens into the well equipped kitchen.

To the rear of the kitchen is a small lean to conservatory opening into the extensive rear gardens. These are a lovely feature of the property and have apple trees, a greenhouse and access to the garage and views across the fields to the rear.

There is driveway parking for 3 cars.

**Price... £625,000**

*Freehold*



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## LOCATION

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. 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 and No 86 can be found on the right hand side shortly after the turning for Hildreth Road.

## Additional Information

Council Tax Band C

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

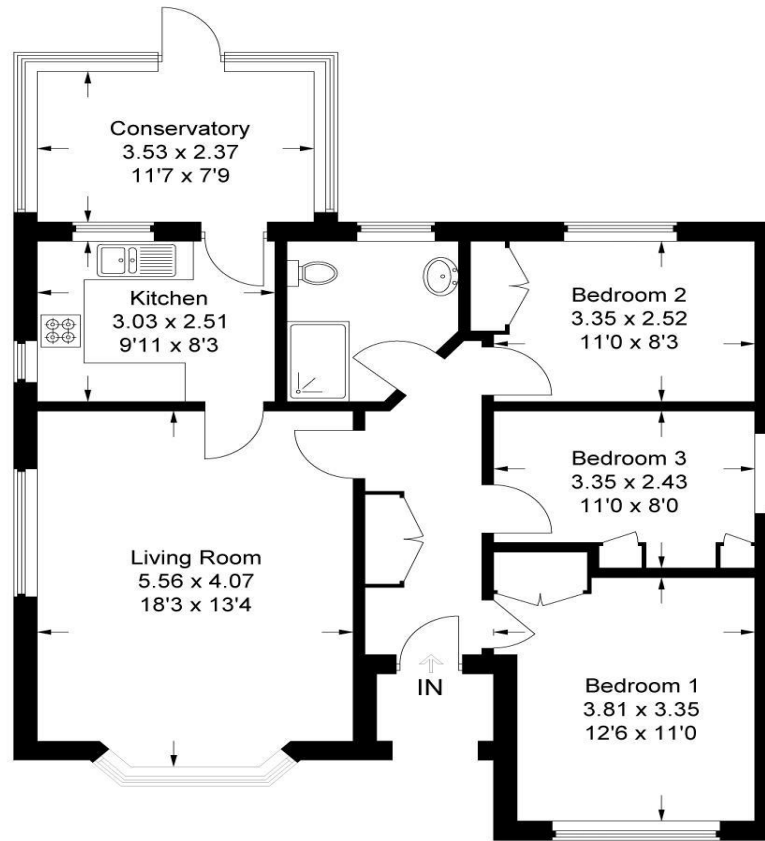
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details 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.*

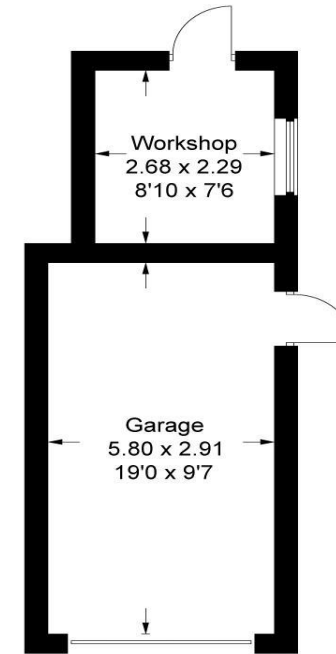
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Approximate Gross Internal Area  
Ground Floor = 83.2 sq m / 896 sq ft  
Outbuilding = 24.2 sq m / 260 sq ft  
Total = 107.4 sq m / 1156 sq ft



**Ground Floor**



**Outbuilding**

(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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