



36 Hazell Road Prestwood Buckinghamshire HP16 0LS

A well presented and spacious two bedroom home, which also benefits from a detached home office and a newly fitted Magnet kitchen, situated on a quiet walkway in a popular position within the village.

Entrance hall | Sitting/Dining Room | Kitchen | Two double bedrooms | Bathroom | Separate cloakroom | Front and rear gardens | Garage/Store/Office

This two bedroom family home is situated in the heart of Prestwood village, facing a walkway and only a short walk from the village play area and common. It is also close to excellent infant and junior schools and within catchment for both grammar schooling and the well regarded Misbourne School.

From the front porch, a door opens into the hallway which leads straight into the sitting/dining room in an open-plan layout. This light and airy room has a dining area with space for table and chairs, and features a working log-burning fireplace and laminate flooring. A patio door leads onto the sunny rear garden. The kitchen leads off the hallway via a glazed door, and has been recently refitted by Magnet in cream gloss units with wood effect worktops. A window overlooks the front walkway.

Upstairs there are two double bedrooms, both with built-in wardrobes and open pine floorboards, and the bathroom with natural light provided by an overhead skylight, with a separate cloakroom.

Outside, the property benefits from a southerly-facing landscaped rear garden with decking area, and access to the home office/garage. The garage has been divided with one half converted to a room, currently used as a home office/gym. The back part forms storage and workshop space. The garden also has a useful brick-built storage shed. There is access via the back gate to parking space on the driveway and the rear of the garage.

DIRECTIONS

From our office in Prestwood, follow the Wycombe Road towards Great Kingshill. Take a left turn into Hildreth Road and follow the road as it bends to the left. On the right hand side you will see a convenience store, continue a little further and Number 36 fronts a walkway on the right hand side.

PRICE £290,000..... 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

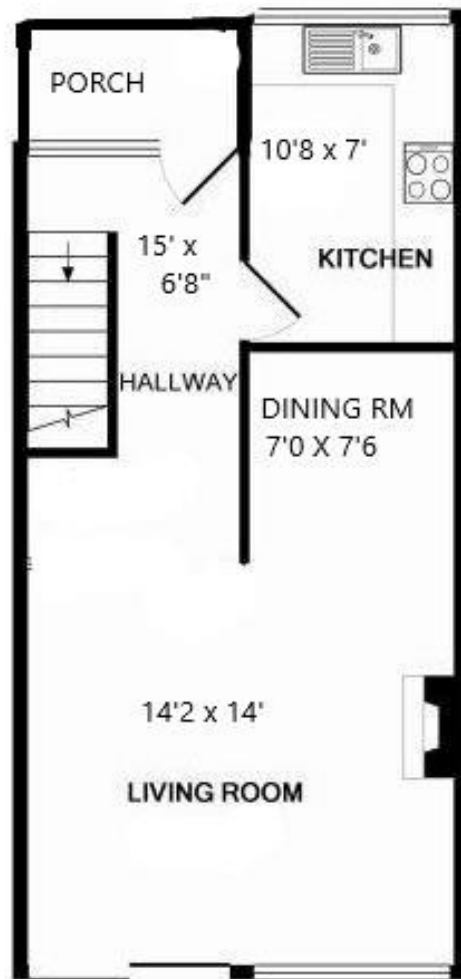
Council Tax Band C | EPC Band D
To view this property, please contact:
Wye Country 01494 868000
Prestwood@wyecountry.co.uk

MORTGAGE

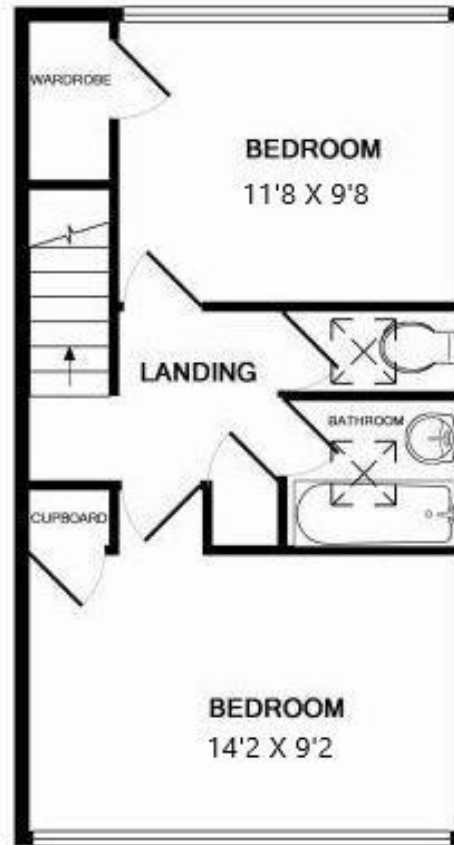
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser.

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.





GROUND FLOOR



1ST FLOOR



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.