



2 Stevens Close Prestwood Buckinghamshire HP16 0SQ

*A well-maintained and extended four-bedroom, detached house with a private and enclosed, south-facing garden. The house has been comprehensively redecorated and upgraded over recent months and is presented in immaculate condition.*

Re-fitted kitchen/diner overlooking rear garden | Double aspect sitting room | Study/Family Room | Cloakroom with shower | Four bedrooms (one with Ensuite) | Refitted Family Bathroom | Gas central heating | Private rear garden | Garage + off-street parking

This excellent family house offers well-planned and adaptable accommodation located on a sunny, corner plot in a popular village location. Over recent months the vendors have redecorated throughout and updated fixtures and fittings including a new downstairs shower room, a refitted kitchen, new radiators and pipework and Karndean flooring to parts of the ground floor.

On entering the property there is a cloakroom with useful corner shower off the entrance hall plus understairs/coats cupboard for storage. The bright sitting room is double aspect with French doors out to the garden. The property has been extended to the side to provide a study/family room with vaulted ceiling.

To the rear is an L-shaped kitchen/diner that is comprehensively fitted with a range of ceiling height units and the usual appliances. French Doors from the kitchen lead out to the patio and garden beyond.

Upstairs, the house has been extended to the left and the stairs split left and right. The extended bedroom is double aspect with a beautifully fitted ensuite shower room on one end and the sleeping end to the other.

There are three further, well-appointed bedrooms and an equally well fitted family bathroom.

Outside, the back gardens are south facing, level and enclosed with a useful brick-built storage cupboard forming the end of the study. To the front is off-street parking for three vehicles on a brick pavior driveway.

#### **DIRECTIONS**

From our offices in Prestwood follow the High Street towards Great Missenden. Turn right into Nairdwood Lane (by the garage) and then take the third right into Lodge Lane, then the second right into Peppard Meadow. 2 Stevens Close will be found on the right hand corner at the first junction.

**Price... £575,000 ... 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 – 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 E

EPC Band C

To view this property, please contact:

Wye Country 01494 868000

Prestwood@wyecountry.co.uk

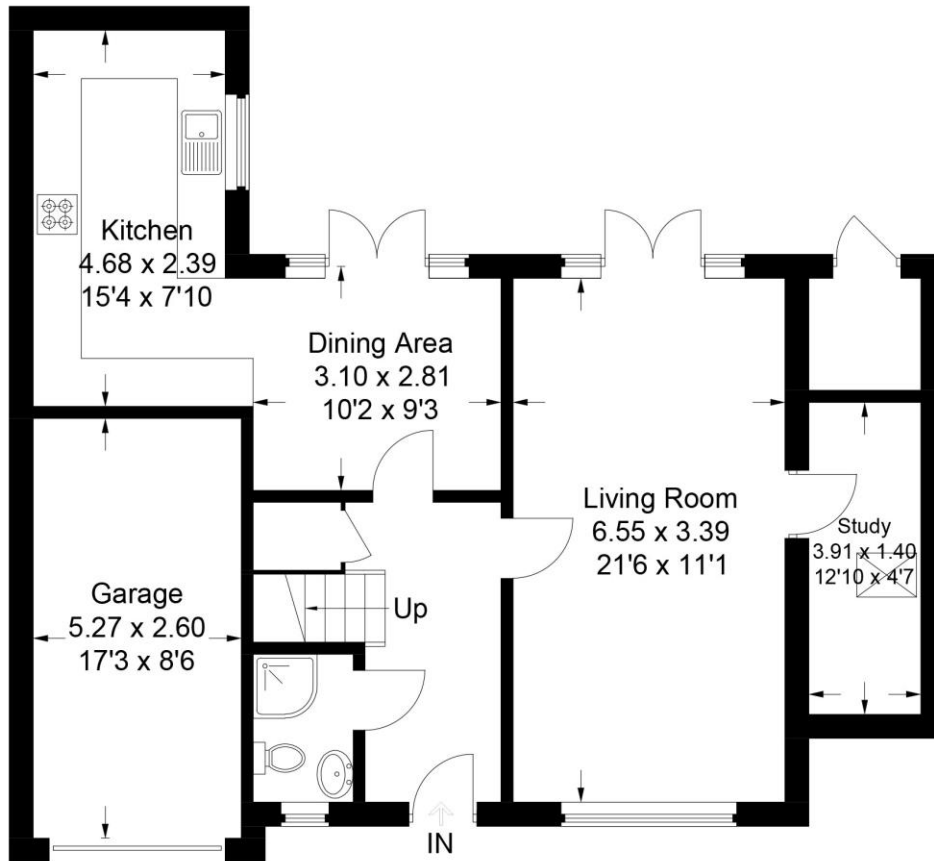
### MORTGAGE

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

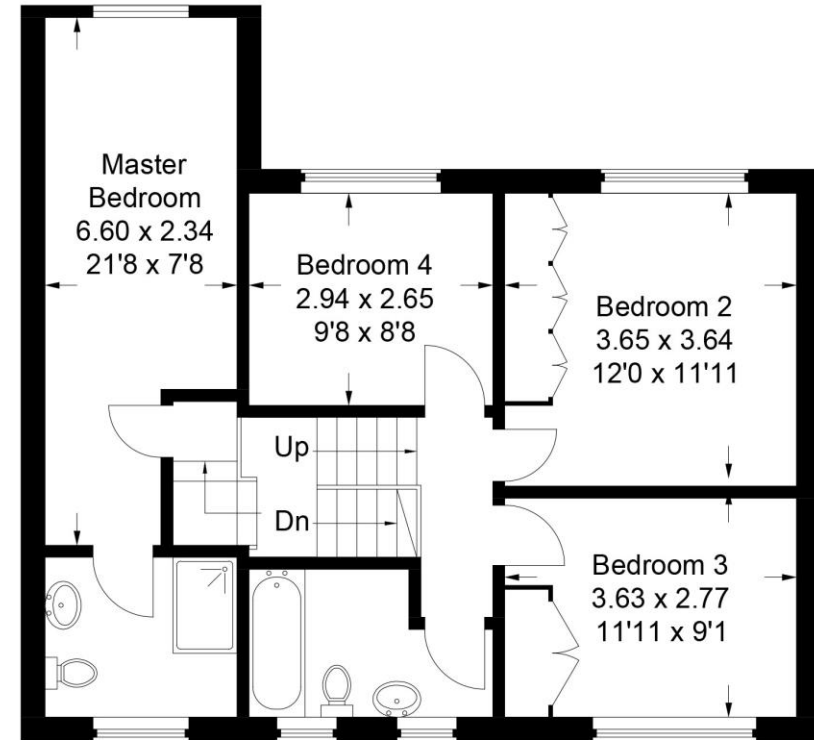
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



Approximate Gross Internal Area  
 Ground Floor = 65.3 sq m / 703 sq ft  
 First Floor = 66.9 sq m / 720 sq ft  
 Garage = 13.9 sq m / 150 sq ft  
 Total = 146.1 sq m / 1573 sq ft



**Ground Floor**



**First 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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