



2 SALMONS LANE

PRESTWOOD

BUCKINGHAMSHIRE

HP16 0PY

A four bedroom, detached home in need of updating, convenient for the village amenities yet just over a mile from Great Missenden station.

Entrance hall | Sitting room | Conservatory | Kitchen | Utility room | Cloakroom | Study/Annexe | Four bedrooms | Family bathroom | Garage | Driveway parking | Level gardens

2 Salmons Lane is one of four detached houses built in the 1960's, situated on a corner plot facing a lawned walkway area with a separate garage block to the side. It does require updating and modernization throughout in order to create a spacious family home.

The house is entered via the front hallway which in turn opens into the large 'L' shaped sitting room with woodblock flooring. There is access from this room into the conservatory (dilapidated), the kitchen and the annexe/study which was originally built as quasi separate accommodation for an elderly relative. There is a good sized utility room on the ground floor and a separate cloakroom.

Upstairs, the landing is well proportioned with doors to the master bedroom, three further bedrooms, and a large bathroom fitted with a 'Sun King' suite.

Outside, the rear gardens are level and enclosed and laid mainly to lawn, they extend to the rear and side of the house and also have a further vehicular access into the garden. The plot is well enclosed by mature hedges and fencing. The garage is in a separate block with parking in front.

DIRECTIONS

From our office in Prestwood, follow the High Street towards Great Missenden. Turn right into Salmons Lane just after the Crossroads Garage and No 2 will be found on the corner, indicated by a Wye Country For Sale board.

Price... £475,000 ... 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, The Royal Grammar School, Aylesbury Grammar Girls' Grammar; Dr Challoner's High School, Aylesbury High
Mixed Grammar; Chesham, Sir Henry Floyd Upper School/All ability; The Misbourne
(We recommend you check accuracy and availability at the individual schools)



ADDITIONAL INFORMATION

Council Tax Band G | EPC Band D

To view this property, please contact:

Wye Country, 120 High Street, Prestwood

Tel: 01494 868000

Email: prestwood@wyecountry.co.uk

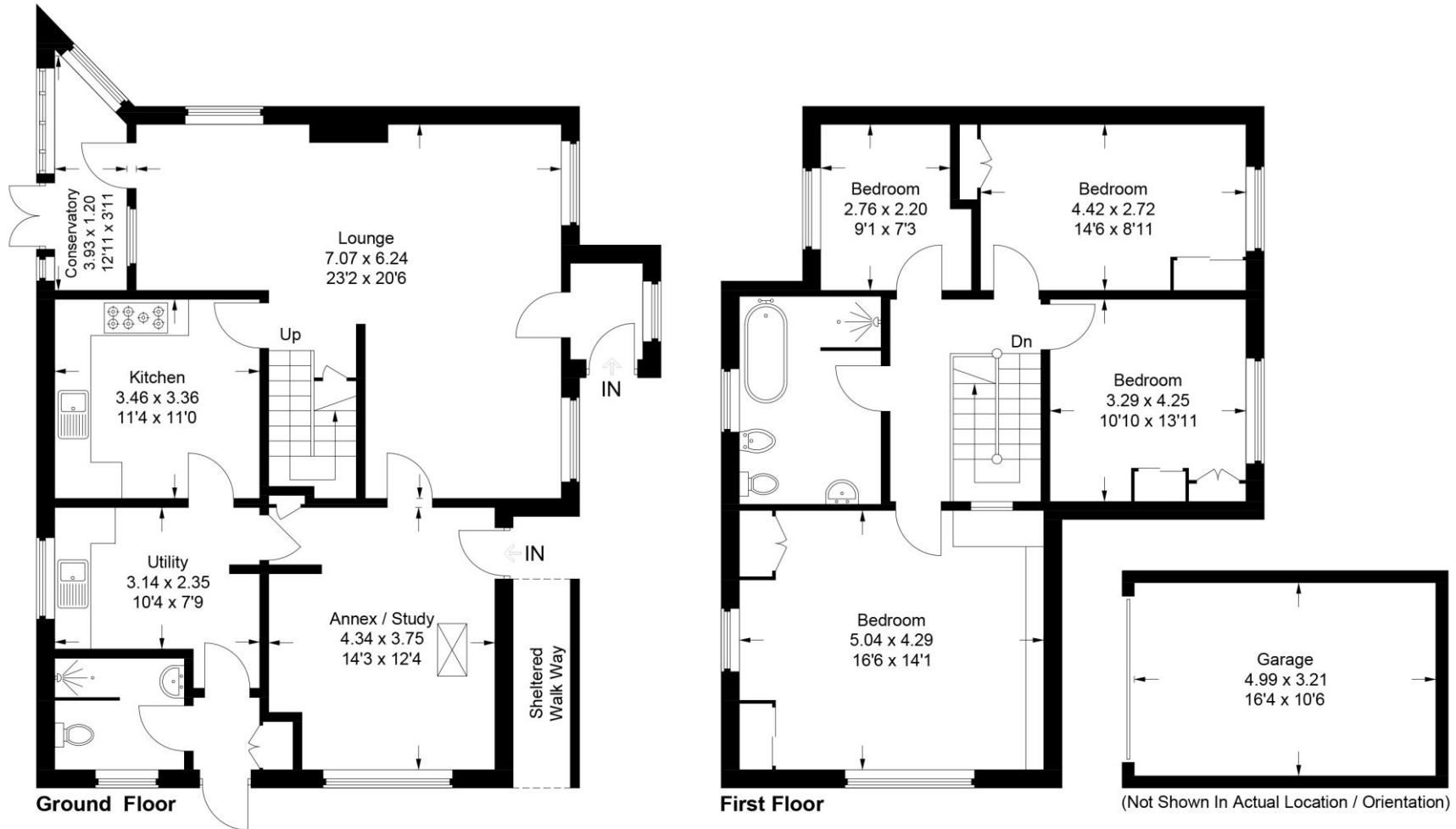
MORTGAGE

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 = 88.4 sq m / 951 sq ft
 First Floor = 71.1 sq m / 765 sq ft
 Garage = 16 sq m / 172 sq ft
 Total = 175.5 sq m / 1,888 sq ft



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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