



27 Lodge Lane, Prestwood, Buckinghamshire, HP16 0SU

A light, bright and airy, three bedroom, semi-detached house on a popular road convenient for the local schools and amenities.

Entrance hall | Sitting room | Kitchen-diner | Cloakroom | Family bathroom
| Three bedrooms | Garage | Front and rear gardens

This well-presented, three-bedroom, semi-detached house is set back from the road and is close to the open, grassy area at Greenside. The house has a separate garage and off-street parking. The property is approached across a brick paver path to the front door.

On entering the property, the cloakroom is on the left and is fitted with a white suite of W.C and basin.

The sitting room is well-proportioned and front aspect with a door opening into the dining area of the kitchen/diner. The food preparation area is to the right and is fitted with a comprehensive range of medium oak wall and base units with an integrated double oven and integrated induction hob plus space and plumbing for a washing machine and slimline dishwasher. The cupboard under the stairs offers additional, really useful storage. The link to the back garden is via the kitchen door.

Upstairs, the family bathroom is fitted with a clean, white suite comprising of bath (with shower over), W.C. and basin.

There are two double bedrooms one with built in wardrobes and a single that is currently used as an office.

Outside, the back garden is level and laid mainly to lawn. The single garage has an up and over garage door with parking both in front of the house and the garage.

Price... £445,000 *Freehold*



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. 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 office in Prestwood follow the Wycombe Road towards High Wycombe for about half a mile. Pass Wren Davis dairy on the right and take the next left into Lodge Lane. Number 27 will be found a short distance down on the left indicated by a for sale board.

Additional information

Council Tax Band D
EPC band C

School catchments.

First schools: Prestwood Infant & Junior Schools
Mixed secondary school: The Misbourne School,
Boys' Grammar: Dr Challoner's, Aylesbury
Grammar and The Royal Grammar School
Girls' Grammar; Dr Challoner's High and Aylesbury High
Mixed Grammar; Chesham Grammar and Sir Henry Floyd (We recommend you check accuracy and availability at the individual schools)

MORTGAGE

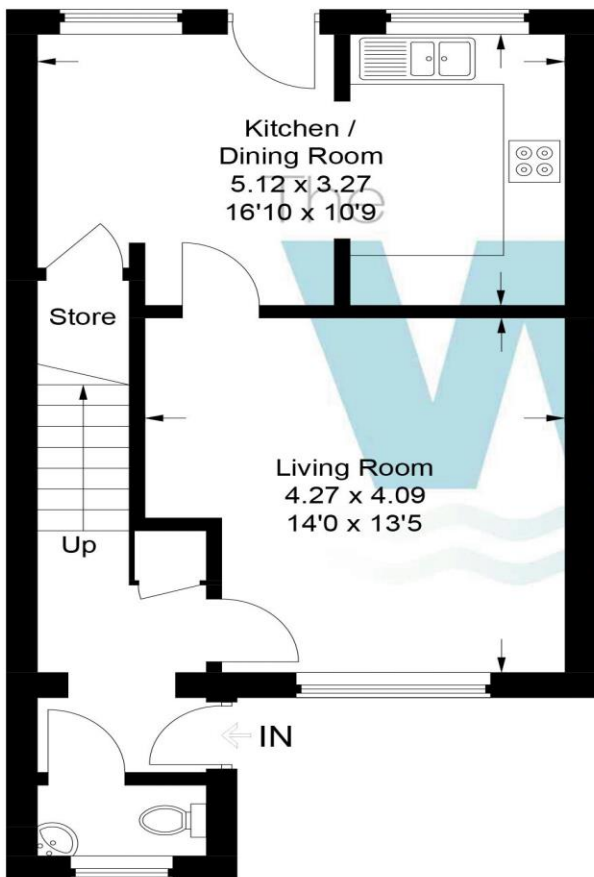
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

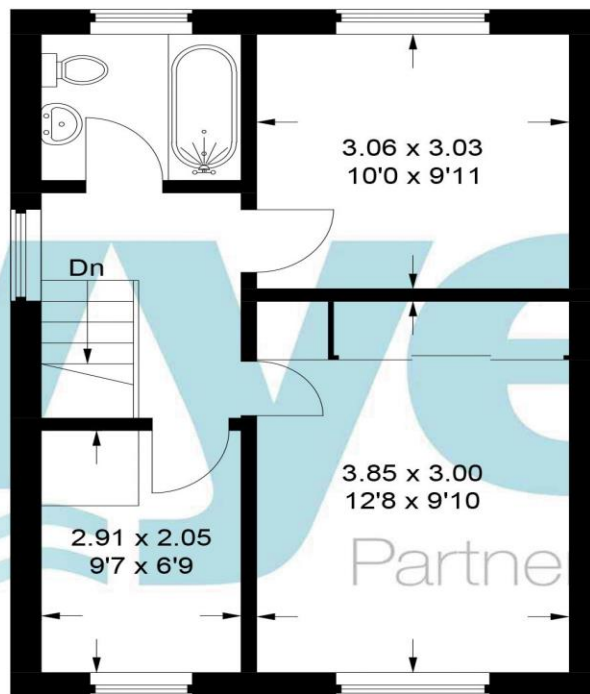


27, Lodge Lane

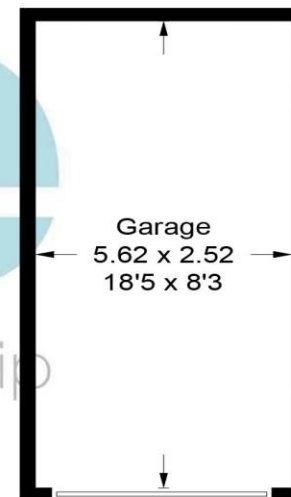
Approximate Gross Internal Area
Ground Floor = 43.3 sq m / 466 sq ft
First Floor = 39.4 sq m / 424 sq ft
Garage = 14.0 sq m / 151 sq ft
Total = 96.7 sq m / 1,040 sq ft



Ground Floor



First Floor



(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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