



137 Fairacres Prestwood Buckinghamshire HP16 0LF

A very well presented and maintained, three bedroom end terrace house in a popular location, with a south westerly facing rear garden, garage and parking.

Entrance hall | Sitting room | Kitchen/dining room | Conservatory |
Three bedrooms | Bathroom | Front and rear gardens | Garage and parking space

Fairacres is a popular location in the village for families and downsizers alike. This particular property is an end of terrace and benefits from a sunny, south westerly facing rear garden.

The house is tastefully decorated with neutral colours and carpets throughout. The sitting room, with feature electric fire, has a front aspect and is particularly quiet as it overlooks a walkway used predominantly by the neighbouring properties, screened from the road by mature trees and hedging.

The kitchen is well fitted with cream units and complementary work surfaces. The newly fitted oven and microwave are built in, along with the five ring burner. There is space for a washing machine and slimline dishwasher, but these nearly new items are available under separate negotiation. There is a useful under-stairs cupboard in the dining area, a lovely bright space, with light flooding in through the glass-roofed conservatory. Beyond the conservatory is the sunny, low maintenance, rear garden together with garden shed and access to a parking area and the property's garage with adjacent hard standing.

Upstairs, a light tunnel floods the landing with natural daylight. The bathroom is fitted in a modern white suite with bath and Aqualisa shower over, together with a sink inset within a grey vanity unit, heated towel rail and low level WC.

The master bedroom has a front aspect, with a double built-in wardrobe. Bedroom two overlooks the rear garden and is of a good size. The third bedroom is a single, ideal for a home study, but big enough for bunk beds (as presently laid out) with an over-stairs storage cupboard.

Price... £369,950 ... 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; Dr Challoner's and The Royal Grammar School
Girls' Grammar; Dr Challoner's High School
Mixed Grammar; Chesham
Upper School/All ability; The Misbourne School
(We recommend you check accuracy and availability at the individual schools)



DIRECTIONS

From our offices in Prestwood follow the High Street towards Great Missenden. Turn right into Nairdwood Lane and second left in Fairacres. Follow the road round the bend and 137 is the last house on the left before the T Junction.

ADDITIONAL INFORMATION

Council Tax Band D | EPC C

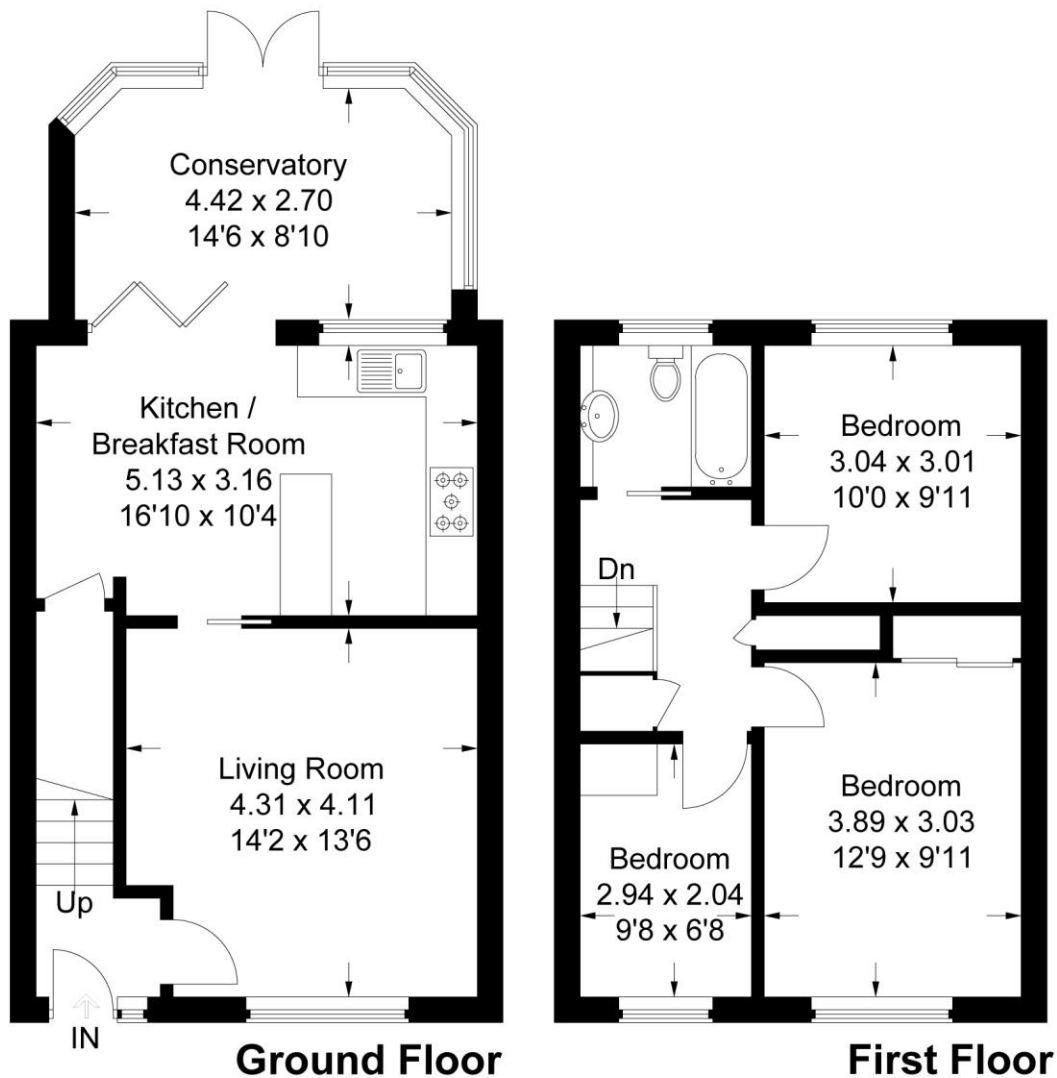
TO VIEW THIS PROPERTY PLEASE CONTACT:

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Approximate Gross Internal Area
Ground Floor = 52.3 sq m / 563 sq ft
First Floor = 39.1 sq m / 421 sq ft
Total = 91.4 sq m / 984 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.