



31 WESTRICK WALK PRESTWOOD BUCKINGHAMSHIRE HP16 0RZ

An immaculately presented, three bedroom, mid-terraced house in a quiet location off a pedestrian walkway with a level, south-facing garden.

Porch | Kitchen/diner | Sitting room | Three bedrooms with built-in wardrobes | Bathroom | Private south facing rear garden | Garage in separate block

31 Westrick Walk has been completely refurbished by the current owners and is now an immaculate and very comfortable family home. The house is located off a walkway therefore having the benefit of no overlooking houses and an open, airy aspect at the front.

The sitting room, which overlooks the front, and hallway are both fitted with easy-maintenance, oak-effect, laminate flooring. A door from the sitting room leads into the kitchen-diner which runs across the rear of the house with views and a door into the garden.

The kitchen has been luxuriously refitted with a bespoke, two-tone, Cloisters kitchen. The Shaker-style units are painted in dark grey on the base units and pale grey on the wall-mounted units with a ceramic tiled floor and quartz work surfaces and quality Neff and AEG appliances. Opposite the kitchen is a dining area and access to the under-stairs cupboard.

Upstairs; there are three bedrooms, with the master and bedroom two having built in wardrobes. The family bathroom has been refitted with a shower-end bath with a separate, thermostatically controlled shower and glass shower screen, vanity unit and W.C.

Outside, the rear gardens are level and enclosed. Adjacent to the house is the patio which is fitted with ceramic tiles with a path that leads to the gate which gives access to the garage (which is in a separate block) and the roadway behind.

DIRECTIONS

From our office in Prestwood, follow the High Street towards Great Kingshill. Take the fifth turning on the left into Lodge Lane then the second turning on the left into Wren Road. A short distance along on the right is an unnamed turning. Park there and take the walk-way at the top of the road into Westrick Walk where the house will be found a short distance along on the right.

Price... £375,000 ... 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 D | EPC Band D
All measurements are approximate.

To view this property, please contact:

Wye Country, 120 High Street, Prestwood
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Email: prestwood@wyecountry.co.uk

MORTGAGE

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

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