



52 Gryms Dyke, Prestwood, Buckinghamshire, HP16 0LP

A well proportioned semi-detached house situated on a large garden plot in the heart of Prestwood village, close to the playing fields.

Hallway | Sitting room | Dining room | Kitchen/Breakfast room | Shower cloakroom | 3 Double bedrooms | Bathroom | Large garden to the front and rear | Off road parking

This older style semi detached house is situated on a large garden plot in the heart of Prestwood village close to the local playing fields and excellent facilities.

The accommodation briefly comprises; hallway, two good sized reception rooms and a kitchen/breakfast room with a shower cloakroom on the ground floor.

On the first floor there are three double bedrooms and a bathroom.

The property also offers plenty of scope for extension (Subject to planning permission) as it is situated on a large plot with space to both the front and rear. The front garden is principally laid to lawn with hard standing for several vehicles. The rear gardens, which have a westerly aspect, are principally laid to lawn and are well enclosed by panelled fencing.

Whilst the property has a lovely open aspect to both front and rear it is also within level walking distance of the excellent village schools and only a 'stones throw' from the beautiful Chiltern countryside with lovely walks on the doorstep. The nearby village of Great Missenden is also within about 2 miles and has access into central London via Chiltern railways to London Marylebone.

Price... £475,000

Freehold



LOCATION

Prestwood village centre has an excellent range of day to day facilities, 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 offices in Prestwood proceed along the High Street and take the third turning right into Nairdwood Lane and then first right into Honor Road. The second road on the left is Gryms Dyke and the house is situated on the right hand side with a Wye 'For Sale' board

Additional Information

Council Tax band D
EPC band D

School Catchment

Prestwood Infant & Junior Schools The Misbourne School, mixed Secondary Boys' Grammar; Dr Challoner's, Aylesbury Grammar and The Royal Grammar School Girls' Grammar; Dr Challoner's High and Aylesbury High Upper School/All ability; The Misbourne School Mixed Grammar; Chesham Grammar and Sir Henry Floyd (We recommend you check accuracy and availability at the individual schools)

MORTGAGE

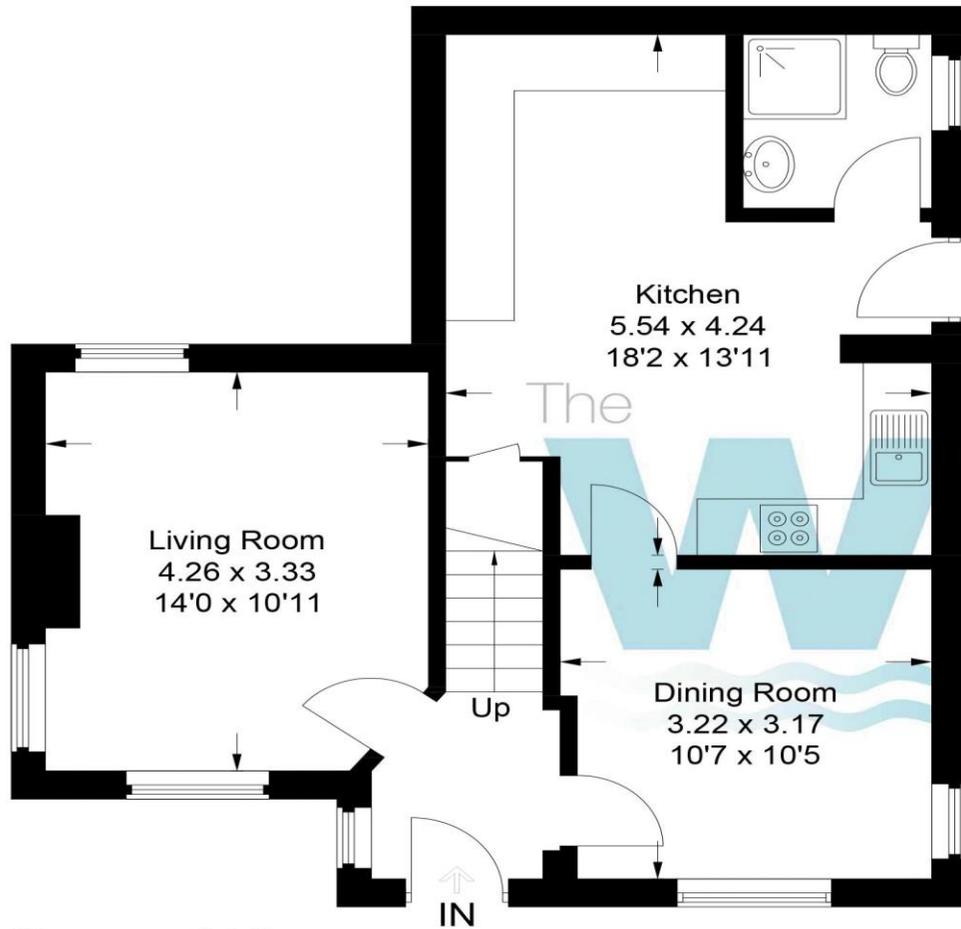
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

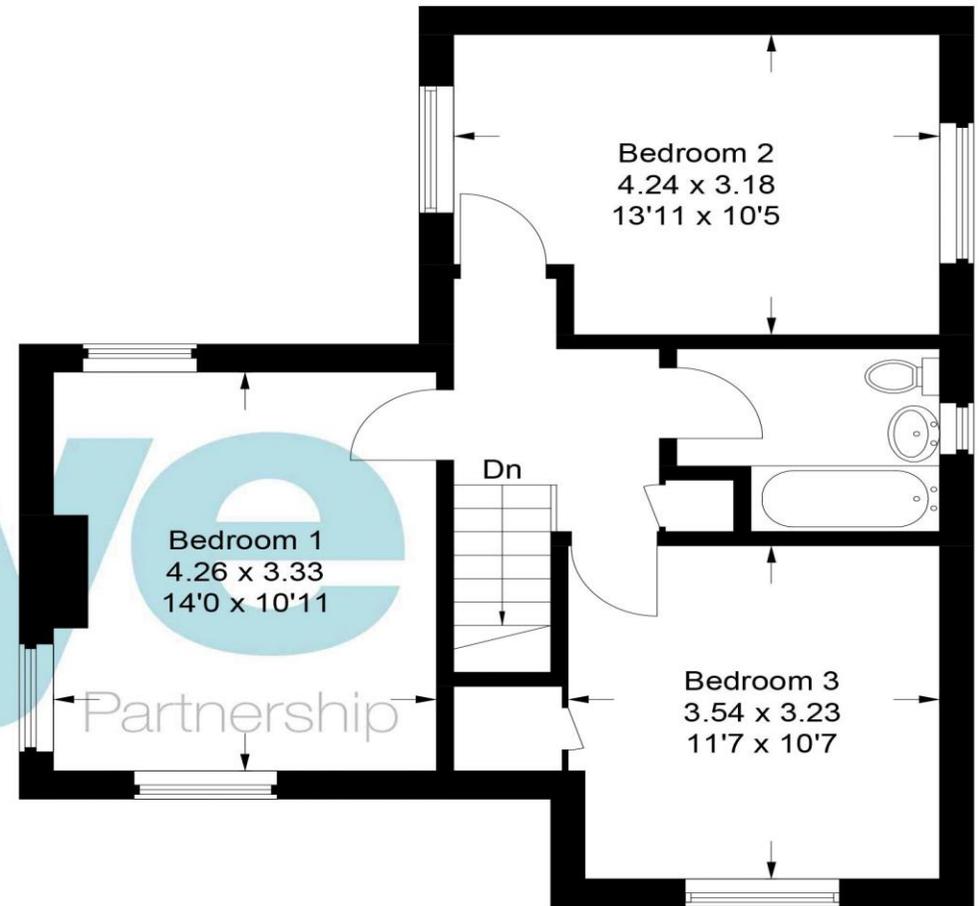


52 Gryms Dyke

Approximate Gross Internal Area
Ground Floor = 54.1 sq m / 582 sq ft
First Floor = 51.8 sq m / 557 sq ft
Total = 105.9 sq m / 1,139 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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The **wye** Partnership