



3 Dresser Road, Prestwood, Buckinghamshire, HP16 0NA

A beautifully presented and well-maintained three double-bedroom mid-terrace house, located in the heart of Prestwood village, convenient for the local schools, shops and amenities. The property has adaptable accommodation with a sitting room linked to a kitchen diner out to the garden.

Entrance hall | Cloakroom | Sitting room | Kitchen-dining room | Three double bedrooms | Refitted family bathroom.

3 Dresser Road is quietly located off a pedestrian walkway. The house is presented in excellent decorative order throughout.

On entering the property the refitted downstairs cloakroom is adjacent to the front door. Opposite is the door to the sitting room, which is front aspect, and benefits from sophisticated up and downlighting. Double doors from the sitting room lead into the dining area, which has double French doors leading to the garden. The kitchen/dining room has been refitted with a comprehensive range of trendy, pale blue Shaker-style kitchen units, incorporating a breakfast bar subtly dividing the two areas. The kitchen is fitted with the usual appliances, including an integrated fridge-freezer, under-counter double oven, and dishwasher. There is also space and plumbing for a stacked washing machine and tumble drier.

Upstairs, the two largest of the double bedrooms have built-in wardrobes with the third being rear aspect. There is an airing cupboard containing the combi-boiler and a hatch accessing the loft. The family bathroom has been refitted with a white suite, comprising of basin, wall-hung toilet and P-shaped bath with screen and thermostatically controlled shower.

Outside, the property is approached from the pedestrian walkway along a path bisecting the level front lawns. The rear garden is also level and enclosed with a decked area leading from the dining room, plus a further raised deck for entertaining. There is a brick-built store at the rear with a gate to the no-through service road beyond. There is an additional timber shed at the end of the garden, the remainder being laid mainly to lawn.

There is no allocated parking with the property but the vendors report never having had an issue parking two vehicles. They also currently rent an adjacent garage and there is the possibility that this may be available to new owners.

Price... £365,000 *Freehold*



LOCATION

Prestwood village centre has an excellent range of day to day facilities available, including a variety of local shops, i.e. 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

DIRECTIONS

From our offices in Prestwood follow the Wycombe Road towards High Wycombe. Take the fourth turning on the left into Hildreth Road. Dresser Road is the second turning on the left and the property can be found on the left at the beginning of the pedestrian walkway.

Additional Information

Council tax band D EPC band C

School catchments 2022/3

Infant & Juniors: Great Missenden CE Combined | Boys' Grammar; Chesham & Dr Challoner's | Girls' Grammar; Chesham & Dr Challoner's High School | Upper/All ability; The Misbourne School | (We recommend you check with the individual schools for accuracy and availability).

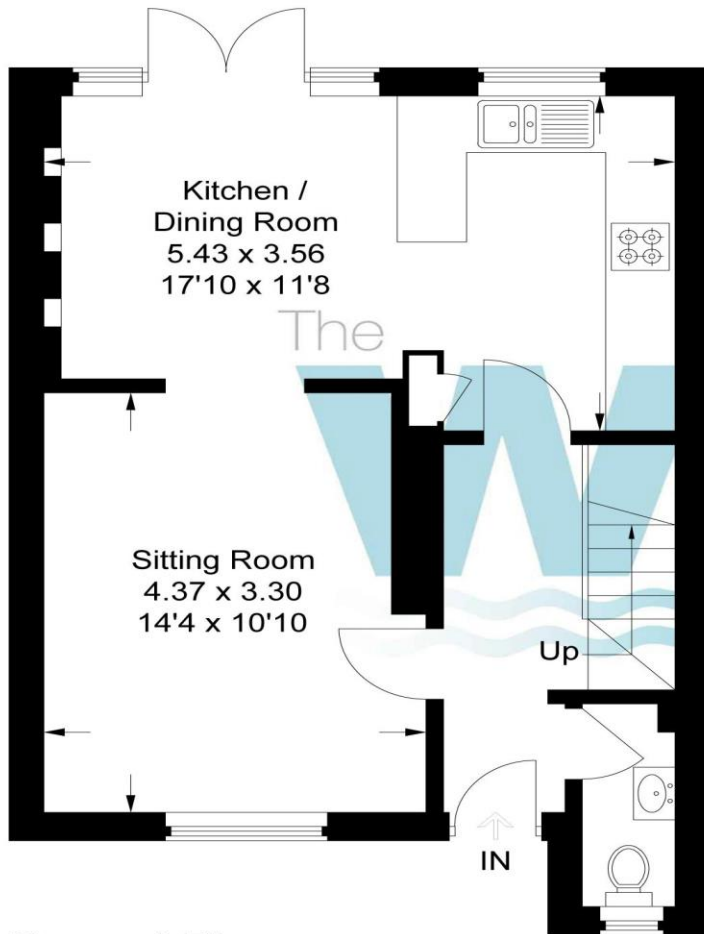
MORTGAGE

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

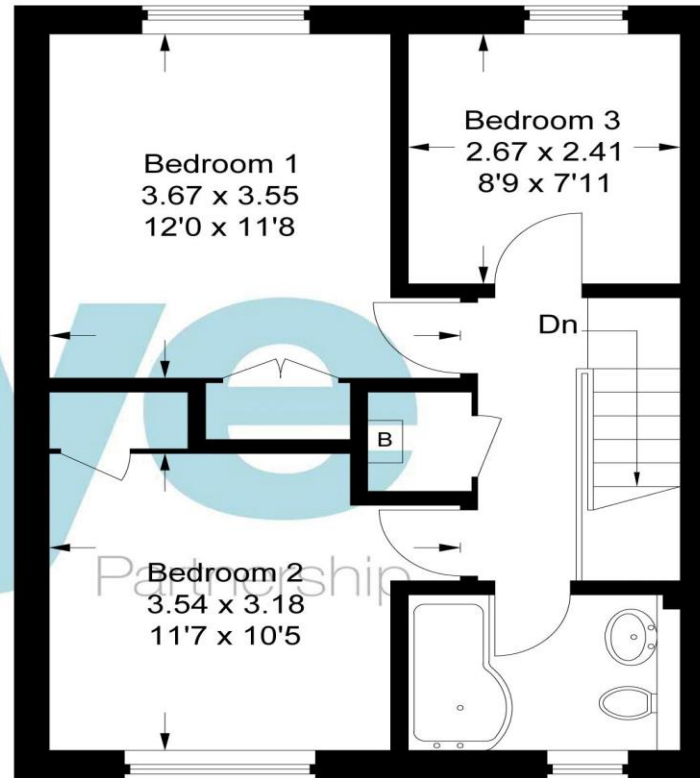


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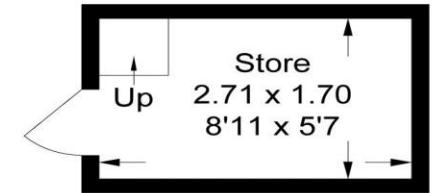
Approximate Gross Internal Area
Ground Floor = 42.6 sq m / 459 sq ft
First Floor = 41.4 sq m / 446 sq ft
Store = 4.6 sq m / 50 sq ft
Total = 88.6 sq m / 955 sq ft



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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