



74 Wycombe Road, Prestwood, Buckinghamshire, HP16 0HW

A beautifully presented and extended, three bedroom, semi-detached house backing west, onto woodland and open farmland. The mainly ground floor extension has been skillfully designed and executed to provide additional space and plenty of style to the kitchen/dining room and to create a ground floor shower room/cloakroom and study

Entrance porch | Sitting room | Study | cloakroom/ shower room | Utility room | Kitchen | Dining area plus additional seating area | Three bedrooms | Family bathroom | Level, west-facing garden with new shed | Off-street parking for three vehicles.

A well maintained and stylishly presented, three-bedroom, semi-detached house located just over a third of a mile from the centre of the village.

The front door is protected by a brick-built entrance porch. The front door leads through into the entrance hall with study and downstairs cloakroom/shower room on the left and front aspect sitting room on the right which has a feature log-burner.

Continuing towards the back of the house there is a utility room with space and plumbing for a washing machine and dishwasher, storage cupboards and door to the side.

The rear and side of the house has been expertly extended to make the most of the space and light. The kitchen is well-planned with kitchen, dining and relaxing zones all painted in classic Farrow and Ball tones to make the most of the interesting roof and ceiling lines and to bring out the character. French doors from the kitchen link the house with the garden.

The kitchen has been refitted with a comprehensive range of white Shaker style units plus the usual integrated appliances.

Upstairs, the landing leads to the family bathroom which has been refitted with a white suite comprising of vanity unit, back to the wall W.C. and panel enclosed bath with plenty of storage.

There are two, well-proportioned, double bedrooms with fitted wardrobes. The slightly smaller of the two being rear aspect with views west across farmland. Bedroom three is light, bright and airy since it faces south.

Outside, the large, rear garden is level and laid mainly to lawn with mature shrubs and trees and is enclosed by a combination of fencing and mixed hedging. There are well maintained paths leading round the garden plus a substantial shed/summer house that was built to order about a year ago. Side access leads to the front which has graveled parking for three vehicles plus hedge screening for privacy in the sitting room.

Price... £575,000 *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 Great Kingshill. After about 1/3 of a mile pass Hildreth Road and the house can be found immediately on your right marked with a Wye Country for sale board.

Additional information

Council tax band E
EPC band C

School Catchments 2024-25

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.



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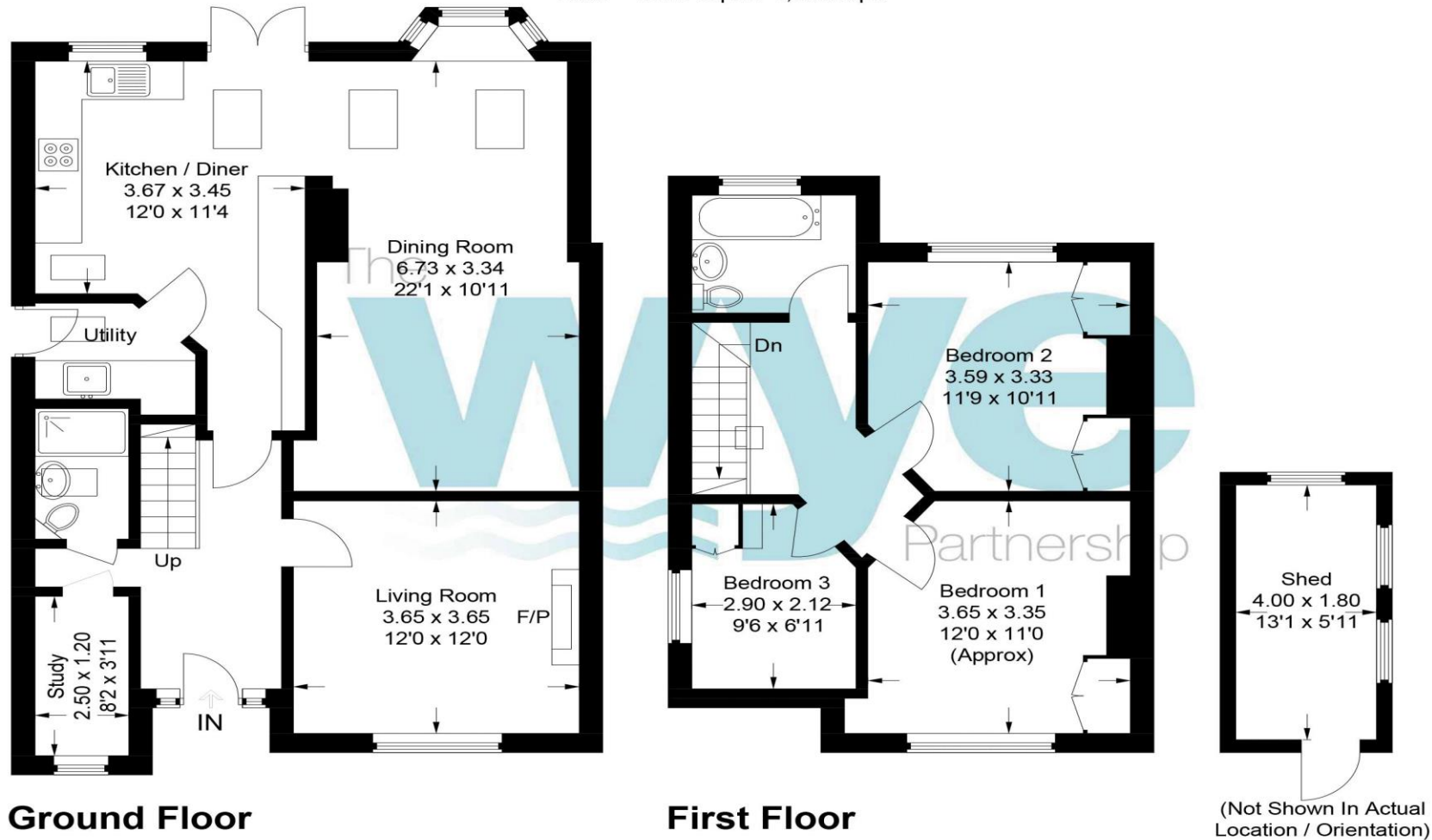
Approximate Gross Internal Area

Ground Floor = 72.2 sq m / 777 sq ft

First Floor = 42.3 sq m / 455 sq ft

Shed = 7.2 sq m / 77 sq ft

Total = 121.7 sq m / 1,309 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.

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The **wye** Partnership