



2 Stocklands Way, Prestwood, Buckinghamshire, HP16 0SJ

A four bedroom, three reception room, detached house presented in excellent decorative order and with a refitted modern kitchen-diner. The house is situated in a popular village location convenient for the local schools and close to open countryside.

Entrance hall | Cloakroom | Sitting room | Family/dining room | Kitchen/breakfast room | Utility room | Office | Master bedroom + ensuite shower room | Three further double bedrooms | Family bathroom | Double garage | Driveway parking | Private rear garden

2 Stocklands Way is substantially redecorated and upgraded, detached house situated on a corner plot on the fringes of Prestwood village. Over recent years the house has been thoughtfully extended to provide a well-proportioned family home.

The ground floor rooms are accessed off a spacious hallway. The living room and office are both front aspect. The extended kitchen-diner runs across the back of the house with bi-fold doors linking the house with the garden beyond. Doors from the sitting room into the dining room offer flexibility. The kitchen has been refitted with contemporary white, high gloss units and integrated appliances. The utility room is adjacent to the kitchen with a door out to a useful paved area to the side of the house.

Upstairs, there is a master bedroom with ensuite shower room plus three further bedrooms and family bathroom. Outside there is a paver driveway to the front which provides parking for up to three vehicles and access into the double garage. The rear gardens are private, well enclosed and mainly laid to lawn with a patio and raised decking area.

Further improvements include wired internet to most rooms, outside electrics and garden lighting.

Price... £735,000

Freehold



LOCATION

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops, ie Butchers, Hairdressers, Newsagents, Post Office, Chemist, Florist and Supermarkets, together with Doctors' and Dentists' surgeries. 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 Great Kingshill, turning left into Lodge Lane. Take the fourth turning left into Stocklands Way and the property will be found on the right hand corner.

Additional Information

Council Tax Band F

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)

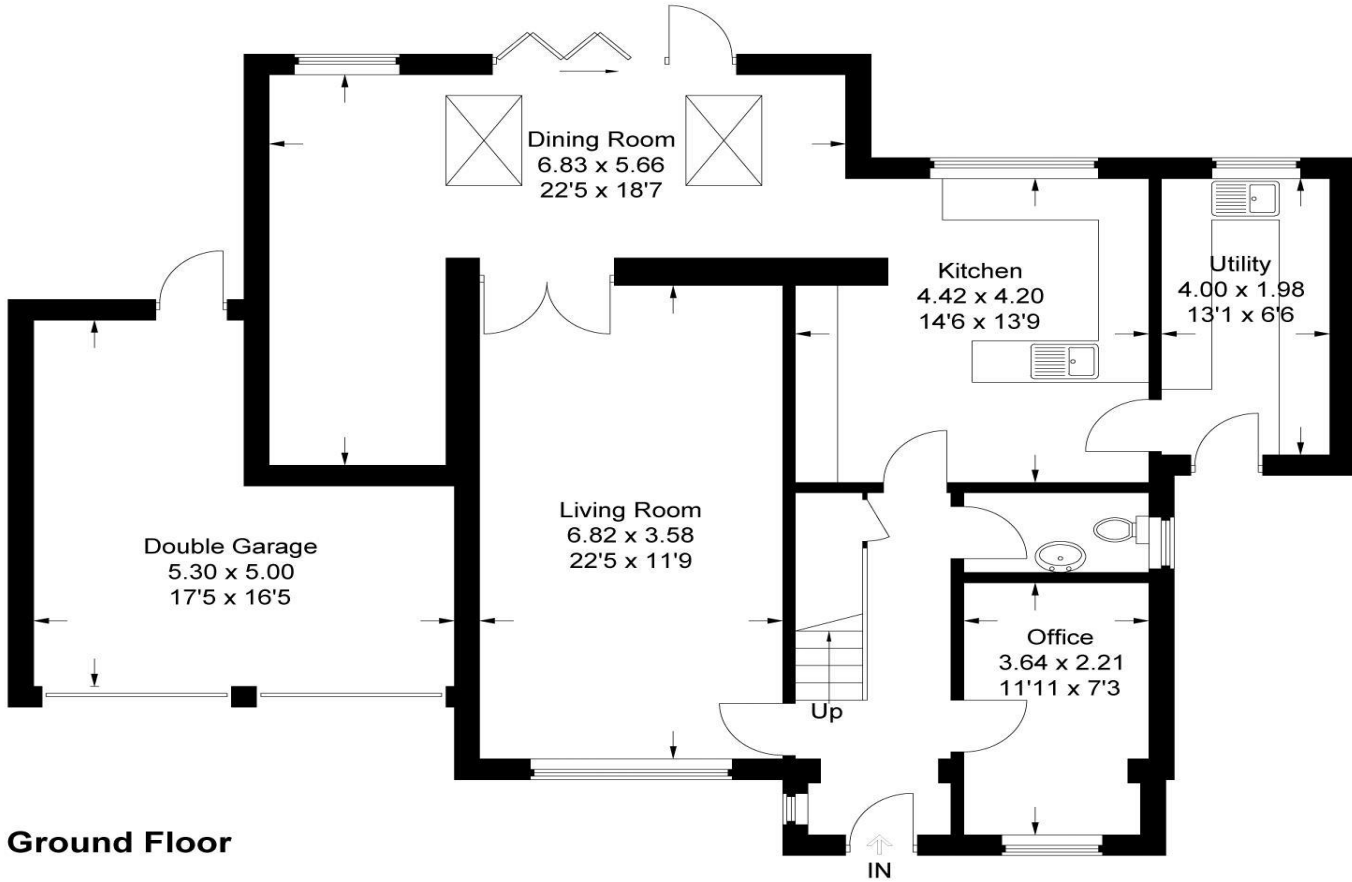
MORTGAGE

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

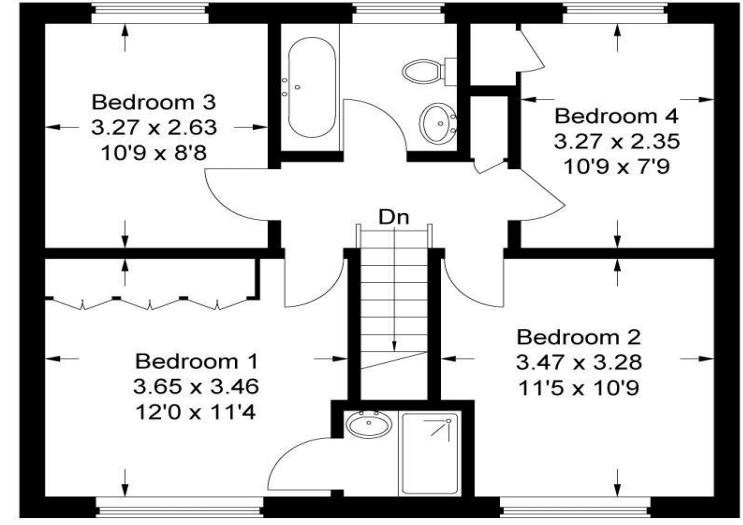
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approximate Gross Internal Area
 Ground Floor = 101.1 sq m / 1,088 sq ft
 First Floor = 54.5 sq m / 587 sq ft
 Double Garage = 21.1 sq m / 227 sq ft
 Total = 176.7 sq m / 1,902 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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120 High Street, Prestwood, Buckinghamshire, HP16 9HD
 01494 868 000
 prestwood@wyecountry.co.uk
 wyeres.co.uk

