



66a Fairacres Prestwood Buckinghamshire HP16 0LE

Built recently and with six years remaining of the New Build guarantee this property is an immaculately presented three bedroom, end-terrace house in the heart of Prestwood village. The house has an enclosed and landscaped west facing garden and has scope to extend STPP (CH/2017/0615/FA - lapsed Mar 2020)

Entrance hall | Cloakroom | Sitting room | Kitchen-Dining room | Three bedrooms | Family bathroom | Front and rear gardens | Ample off-street parking

66a Fairacres has been built to exacting standards by the current owners and is in walk-in condition. Very similar in design and appearance to the adjacent properties the differences will be found in the detail with this property having the latest in fixtures and fittings and complying with the more demanding standards of modern building regulations. New build houses come with extras like Photovoltaic panels to produce electricity, great insulation and modern appliances.

The entrance hall is laid with Travertine tiles leading to the cloakroom, stairs and downstairs accommodation.

The sitting room is front aspect and well proportioned with easy-care laminate flooring and access to the under-stair's cupboard.

A broad opening leads into the kitchen-diner which is fitted with sleek and elegant, grey, gloss units with a comprehensive range of integrated appliances. This area is separated from the more formal dining area with a breakfast bar for casual dining. French doors from the dining room lead out to the terrace beyond.

Upstairs, there are two, generous, double bedrooms and one single plus a well appointed family bathroom with bath with an Aqualisa shower over.

Outside, there is a compact front garden bounded with a yew hedge and a level, westerly, enclosed and landscaped back garden with a gate leading to gravelled off-street parking for at least three vehicles.

Price... £399,950 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 and The Royal Grammar School

Girls' Grammar – Chesham, Dr Challoner's High School

Upper School/All ability – The Misbourne School

(We recommend you check accuracy and availability at the individual schools)

DIRECTIONS

From our offices in Prestwood follow the High Street towards Great Missenden and take the turning right into Nairdwood Lane (by the garage). Follow this and take the second turning on the right into Fairacres where the house can be found on the right beyond the junction with Wrights Lane indicated by a For Sale board.

ADDITIONAL INFORMATION

Council Tax Band D | EPC B

TO VIEW THIS PROPERTY PLEASE CONTACT:

Wye Country, 120 High Street, Prestwood

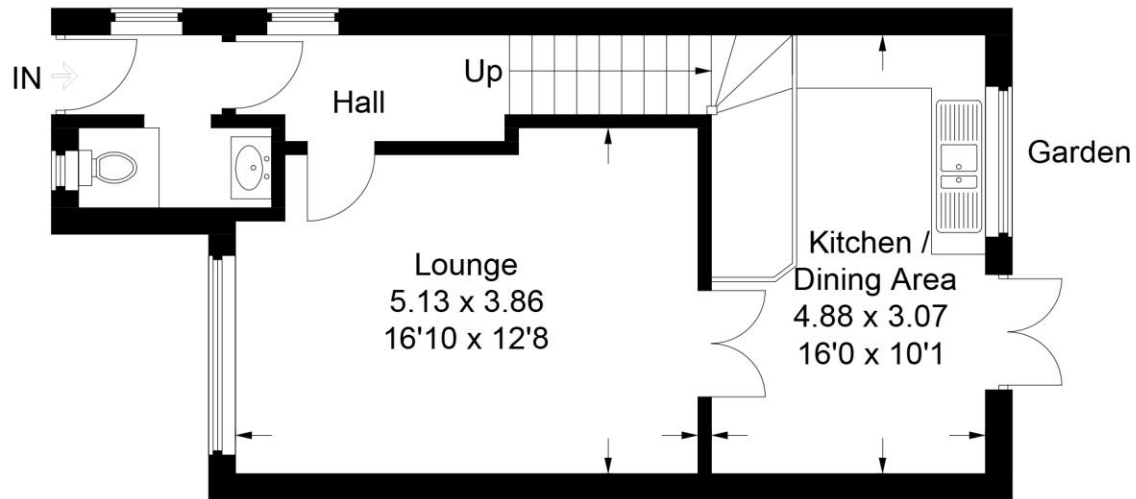
Tel: 01494 868000

Email: prestwood@wyecountry.co.uk

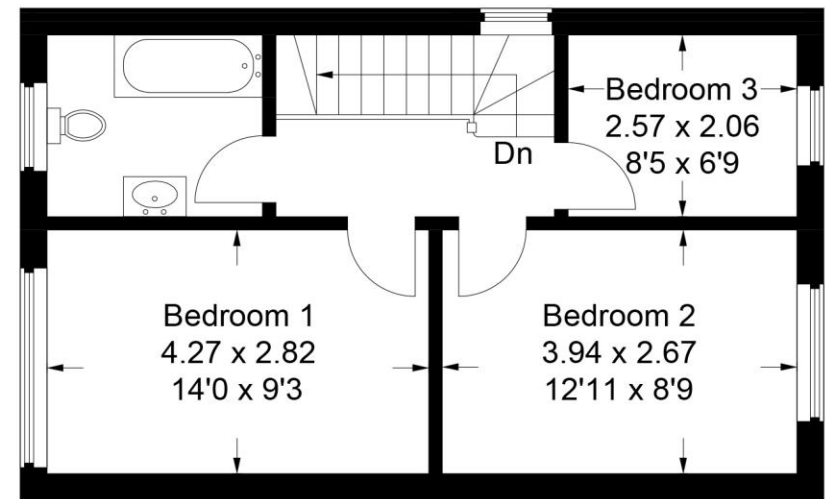
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approximate Gross Internal Area
Ground Floor = 45.1 sq m / 485 sq ft
First Floor = 41.3 sq m / 444 sq ft
Total = 86.4 sq m / 929 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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