



17 Clare Road, Prestwood, Buckinghamshire, HP16 0NS

A well presented, two bedroom, detached bungalow in the heart of Prestwood village convenient for the local shops and amenities. The property has a level, enclosed, garden backing onto school playing fields, garage, shared driveway and off-street parking. No onward chain.

Entrance hall | Two double bedrooms | Two bathrooms (one ensuite) | Kitchen | Lounge/dining room | Garage | Level front and rear gardens | No onward chain

17 Clare Road is an extended two bedroom detached bungalow, conveniently located in the heart of the village, and a level walk from the two mini supermarkets, doctors' surgeries and other village amenities. The house is neutrally decorated and is light, bright and airy throughout.

The front door is on the side of the house accessed from the shared driveway. A covered, recessed porch leads into the entrance hall. The two, double, bedrooms are front aspect with the main bedroom having built in wardrobes and an ensuite shower room with walk in shower. The family bathroom is adjacent to the main bedroom and is fitted with a clean white suite comprising of bath, basin, bidet and W.C.

The refitted kitchen is roughly opposite the family bathroom with a side window and opening through into the sitting room. The kitchen is fitted with a range of pale beech-effect wall and floor mounted units with tiled backsplash and the usual appliances, including a free-standing washing machine and dishwasher. The kitchen is galley style with an opening to the sitting room, ideal for a small dining/bistro table for casual dining. The sitting room runs across the rear of the bungalow with doors linking the house with the patio and garden beyond.

Outside, a concrete driveway leads to a pair of garages serving both bungalows. A gate leads into the back garden which is level with areas of lawn and flower beds with mature shrubs and plants. With some time and effort this can be brought back to its former glory. The front garden is mainly gravelled to provide off-street parking for one vehicle.

Price... £495,000 *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 office in Prestwood follow the Wycombe Road towards High Wycombe. Take the second turning on the left into Clare Road and follow the road round the bend where that bungalow can be found on the left amongst other, similar bungalows.

Additional Information

Council Tax band D

EPC band C

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.

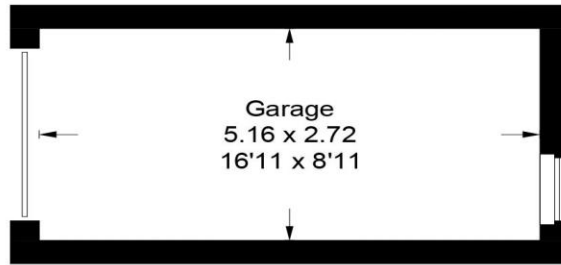


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Approximate Gross Internal Area = 86.4 sq m / 930 sq ft

Garage = 14.0 sq m / 151 sq ft

Total = 100.4 sq m / 1,081 sq ft



(Not Shown In Actual Location / Orientation)



Ground 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