



22 Fairacres Prestwood Buckinghamshire HP16 0LD

A smartly presented 3 bedroomed detached property which has been extended to provide spacious family accommodation. There is a separate sitting room and separate dining room.

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

22 Fairacres is a well presented, modern detached house situated in a popular residential road which has, over recent years, been updated and extended by subsequent owners to provide spacious family living accommodation.

On entering the hallway there is a cloakroom by the front door and a good sized dining room approached via double doors. The sitting room is through an archway to the left, which has an aspect over the rear garden that can be accessed through the patio doors.

The kitchen/family room is well proportioned and fitted with integrated appliances.

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

Outside, there is an integral garage which is approached via a pavior driveway providing parking for several further vehicles.

The rear garden, which is principally laid to lawn, has a good sized patio area and is well enclosed by close boarded fencing.

To the front there is an area of garden which is laid to lawn.

Price... £500,000 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; Dr Challoner's, The Royal Grammar School, Aylesbury Grammar
Girls' Grammar; Dr Challoner's High and Aylesbury High
Mixed Grammar; Chesham, Sir Henry Floyd 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 indicated by a For Sale board.

ADDITIONAL INFORMATION

Council Tax Band E | EPC E

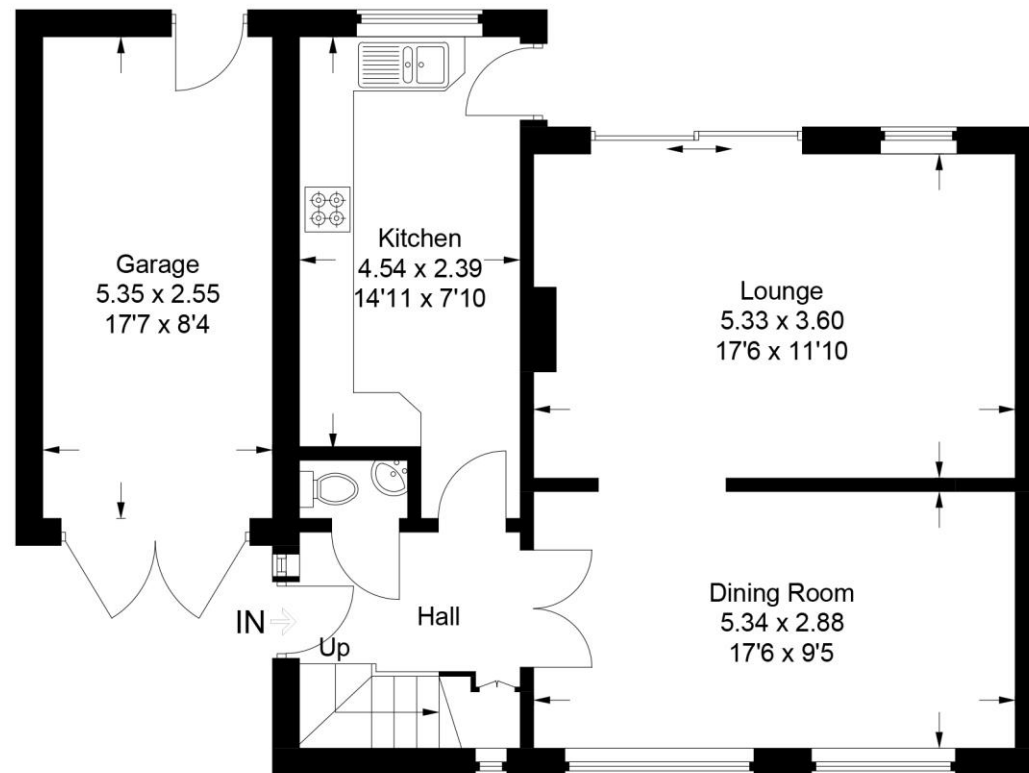
TO VIEW THIS PROPERTY PLEASE CONTACT:

Wye Country, 120 High Street, Prestwood
Tel: 01494 868000
Email: prestwood@wyecountry.co.uk

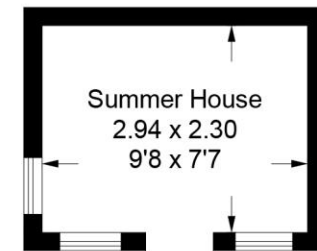
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



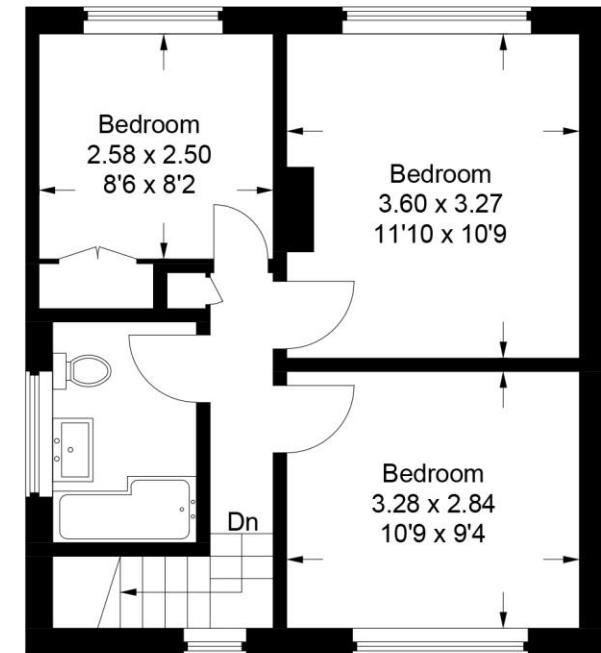
Approximate Gross Internal Area
 Ground Floor = 71.9 sq m / 774 sq ft
 First Floor = 39.1 sq m / 421 sq ft
 Summer House = 6.8 sq m / 73 sq ft
 Total = 117.8 sq m / 1,268 sq ft



Ground Floor



(Not Shown In Actual
 Location / Orientation)



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.