



70 Fairacres, Prestwood, Buckinghamshire, HP16 0LF



*An immaculate and comprehensively updated modernised three-bedroom, mid-terraced, house in the heart of Prestwood village convenient for the local schools and shops. The property benefits from an enclosed garden and a garage in an adjacent block.*

Entrance porch | Sitting room | Kitchen diner | Three bedrooms | Family bathroom | Garage

The property is quietly located on a well-regarded street on the popular Lodge Lane development. Unusually, there are only houses on one side of the street thus affording greater privacy.

Entry into the house is through an enclosed porch with storage for coats and shoes and from here into a large, square, front sitting room which has been fitted with pale oak flooring that continues through into the kitchen. The kitchen is separated from the living room by the staircase. Originally a separate kitchen and dining room, the current owners have knocked the two together to form one generous, cohesive, space with a food preparation zone and an eating/recreation area linked to the garden with a run of bi-fold doors and there is an area of decking immediately outside the doors. The kitchen has been refitted with a fresh, light range of pale grey units with the usual integrated appliances. Additional useful storage can be found in the understairs cupboard, where there is also a washing machine and tumble dryer, in the corner of the room.

Upstairs the transformation continues into the three bedrooms. Bedroom one is front aspect and has been fitted with light oak floor, bedroom 2 is rear aspect and bedroom three again being front facing. The family bathroom has been refitted with a white suite comprising of bath, with thermostatic shower over, vanity unit and back-to-the-wall W.C. The clean, fresh bathroom has tiled walls.

Outside, the back gardens are level and laid mainly to lawn with a side gate leading to the garage block. To the front the property is approached along a path that bisects two lawns.

**Offers in the Region Of £425,000** *Freehold*





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## 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 the High Street; follow the High Street towards Great Missenden, turning right into Nairdwood Lane just by the Crossroads garage. Take the second turning on the right into Fairacres where the house will be found almost at the top on the right hand side, before the bend.

## 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

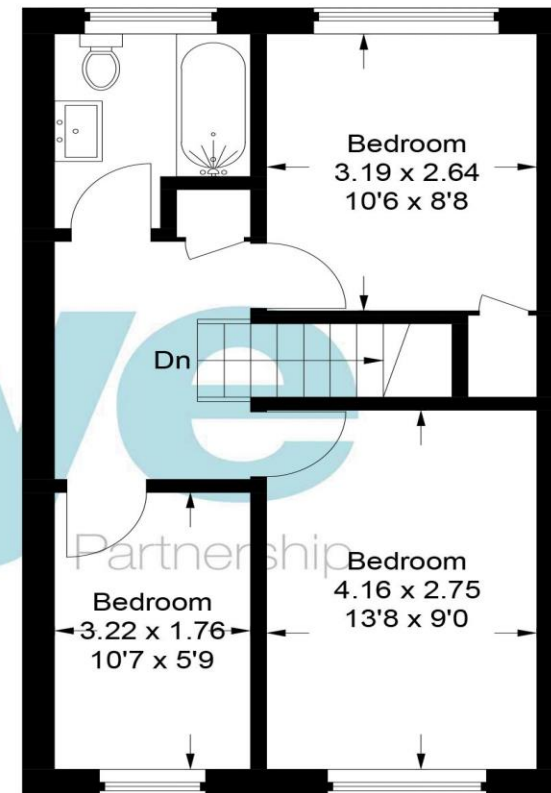
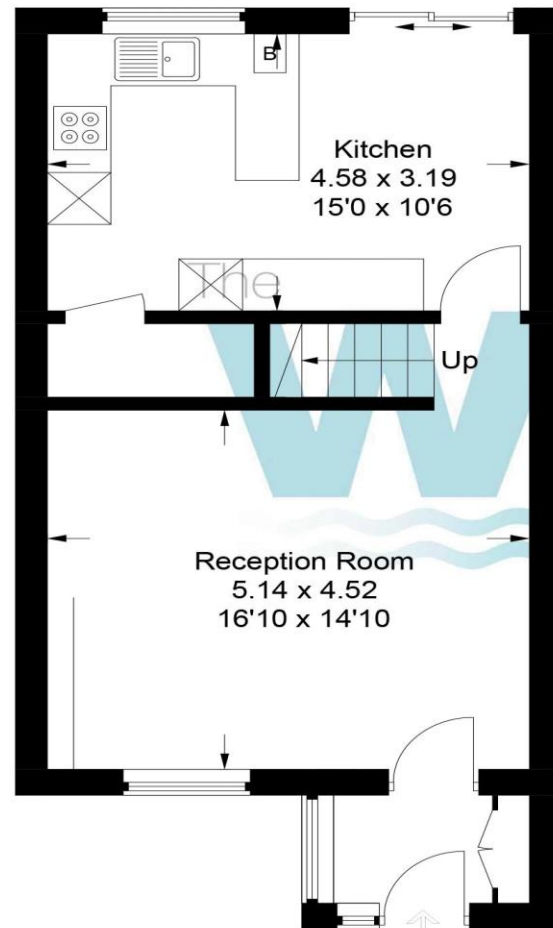
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## 70 Fairacres

Approximate Gross Internal Area  
Ground Floor = 41.9 sq m / 451 sq ft  
First Floor = 38.7 sq m / 416 sq ft  
Total = 80.6 sq m / 867 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