



4 Graeme Avenue, Prestwood, Buckinghamshire, HP16 0NT

A well presented terraced house situated in a quiet Cul-de-Sac close to the village centre.

Entrance Hall | Kitchen | Living Room | 3 Bedrooms | Bathroom | Separate WC | Garage | Excellent off street parking

This well presented terraced house is situated in a quiet cul-de-sac within a few hundred yards of the village centre with all of the excellent facilities on hand, and the village school is only moments walk away.

To the front of the house is a large tarmac driveway providing parking and access to the property and the integral garage.

On entering the house into the hallway the fitted kitchen is to the left hand side with timber fronted floor and wall units, the floor is tiled and the gas fired boiler is concealed in the corner. The lovely sitting room has a Westerly aspect over the rear garden, with a patio door giving access to the garden and an open tread staircase to the first floor.

Upstairs there are 3 good sized bedrooms, all with built in wardrobes, and a bathroom and separate WC.

The rear gardens are accessed from the sitting room doors and comprise a patio area with lawns beyond and well stocked shrub borders, the garden is enclosed by panelled fencing.

Price... £435,000

Freehold



LOCATION

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 see further information below. 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 take the Wycombe Road for about 200 yards and then left into Clare Road, Graeme avenue will be found on the right round the first bend, No 2 is on the right.

Additional Information

Council tax band D
EPC band to be advised

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

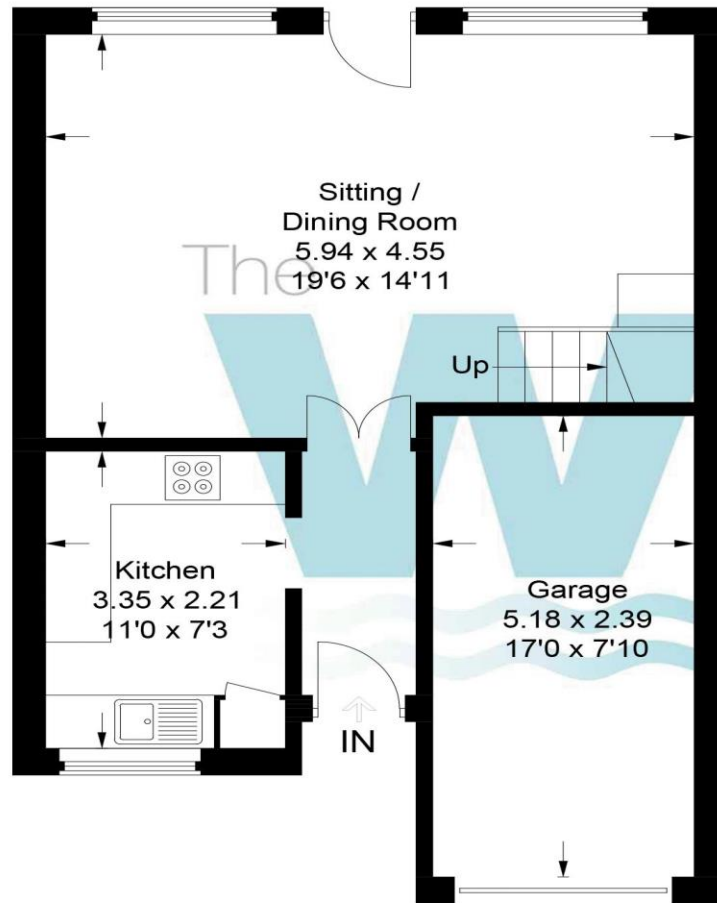
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

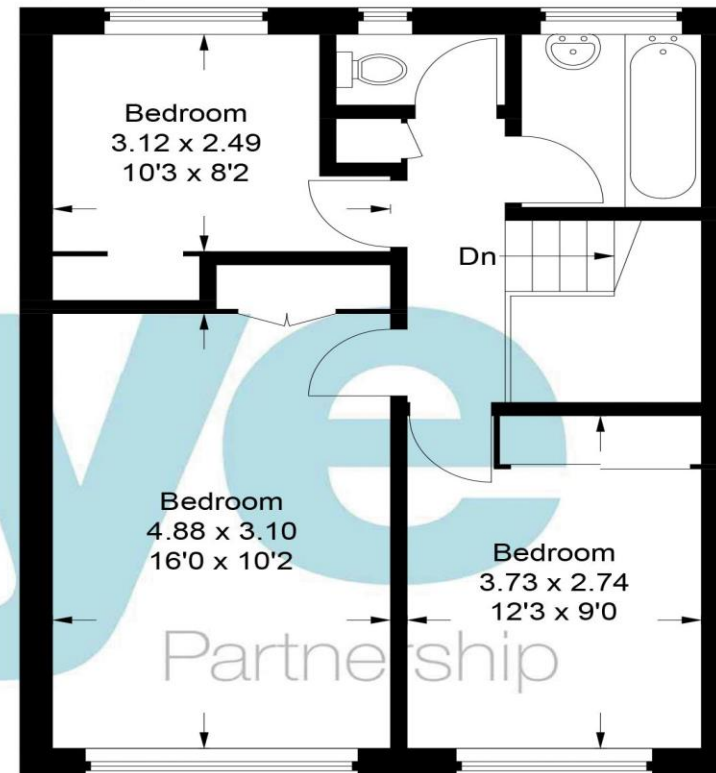


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Approximate Gross Internal Area
Ground Floor = 37.5 sq m / 404 sq ft
First Floor = 47.9 sq m / 515 sq ft
Garage = 12.5 sq m / 134 sq ft
Total = 97.9 sq m / 1,053 sq ft



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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