



21 CLARE ROAD

PRESTWOOD

BUCKINGHAMSHIRE

HP16 0NS

An opportunity to own a two bedroom, detached bungalow, close to the village centre, with driveway parking, garage and pretty rear garden.

Entrance hall | Kitchen/dining room | Utility room | Lounge | Two double bedrooms | Bathroom with separate shower | Conservatory | Garage | Driveway parking | Private rear garden

21 Clare Road has been well maintained by the present owners and offers spacious accommodation over one level.

The kitchen is well fitted in a range of cream fronted floor and wall units with contrasting worksurfaces, built in Neff oven and separate gas hob. There are patio doors adjoining the dining area leading to the patio and garden beyond. Additionally, there is a utility room.

The sitting room is a good size and features a fireplace as its focal point. Sliding doors lead to the conservatory which in turn has an aspect over the well-tended rear gardens.

Both the master bedroom and the second double bedroom have a front aspect. The bathroom has a modern suite with bath and separate shower cubicle and airing cupboard.

Outside, the rear garden which backs onto the school playing fields, has a patio area with a feature pond, lawns enclosed by flower borders, mature shrubs and fencing, a greenhouse and shed. To the front is driveway parking and access down a shared drive to a single garage.

DIRECTIONS

From our office in Prestwood, follow the High Street towards Great Kingshill. Take the first turning left into Clare Road and number 21 will be found round the bend on the left hand side.

Price... £445,000 ... 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; Chesham, Dr Challoner's, The Royal Grammar School, Aylesbury Grammar
Girls' Grammar; Dr Challoner's High School, Aylesbury High
Mixed Grammar; Chesham, Sir Henry Floyd Upper School/All ability; The Misbourne
(We recommend you check accuracy and availability at the individual schools)

ADDITIONAL INFORMATION

Council Tax Band D | EPC Band D

To view this property, please contact:

Wye Country, 120 High Street,
Prestwood

Tel: 01494 868000

Email: prestwood@wyecountry.co.uk

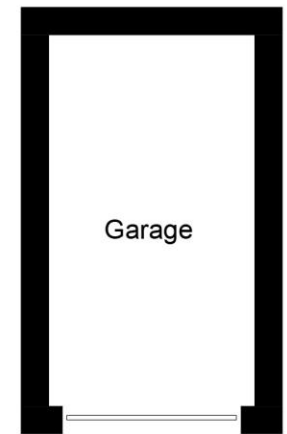
MORTGAGE

Contact your local Wye Country 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.



Approximate Gross Internal Area (Excluding Garage)
100.8 sq m / 1,085 sq ft



(Not Shown In Actual
Location / Orientation)

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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