

42 Greenside Prestwood Buckinghamshire HP16 0SE



*An attractive and well-presented, extended, three bedroom, semi-detached house quietly located at the end of a pedestrian walkway in the heart of the village convenient for the schools and shops*

Entrance hall | Cloakroom | Kitchen/Dining room | Sitting room |  
Three bedrooms | Bathroom | Garage | Private gardens

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42 Greenside is a well-proportioned three bedroom semi-detached house with the benefit of a downstairs cloakroom and ground floor extension.

On entering the property, the cloakroom is on the right with the stairs rising to the left.

The sitting room is roughly square and overlooks the green and pedestrian walkway. Double doors from the sitting room open into the extended kitchen dining room which is fitted with a range of beech, Shaker-style units with space for a tall fridge-freezer, space and plumbing for a washing machine, an integrated Neff dishwasher and an impressive, stainless-steel, 5-burner, twin oven, Tecnik range cooker. Double French doors open onto the patio and garden beyond.

Upstairs, the bathroom is at the rear and is fitted with a bath with Aqualisa shower over, W.C., towel warmer, electric underfloor heating and basin with in-built vanity unit.

The main bedroom is front aspect with a pair of built-in wardrobes, bedroom two is at the rear with a built-in wardrobe and bedroom three is front aspect.

Outside, the gardens are well screened and low maintenance with a gate to the rear leading to the garage and off-street parking space.

#### Directions

From our offices in Prestwood take the Wycombe Road towards High Wycombe and after about half a mile turn left into Lodge Lane. Greenside overlooks a central green with the odd numbers being off the Greenside turning and the even numbers off the Peppard Meadow turning. For this property turn left into Peppard Meadow and drive to the top of the road; the garage is ahead of you (numbered 42) with pedestrian access on your left.

**Price... £400,000 ... 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 School, 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)**

## MORTGAGE

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

## ADDITIONAL INFORMATION

Council Tax Band D | EPC D

## TO VIEW THIS PROPERTY PLEASE CONTACT:

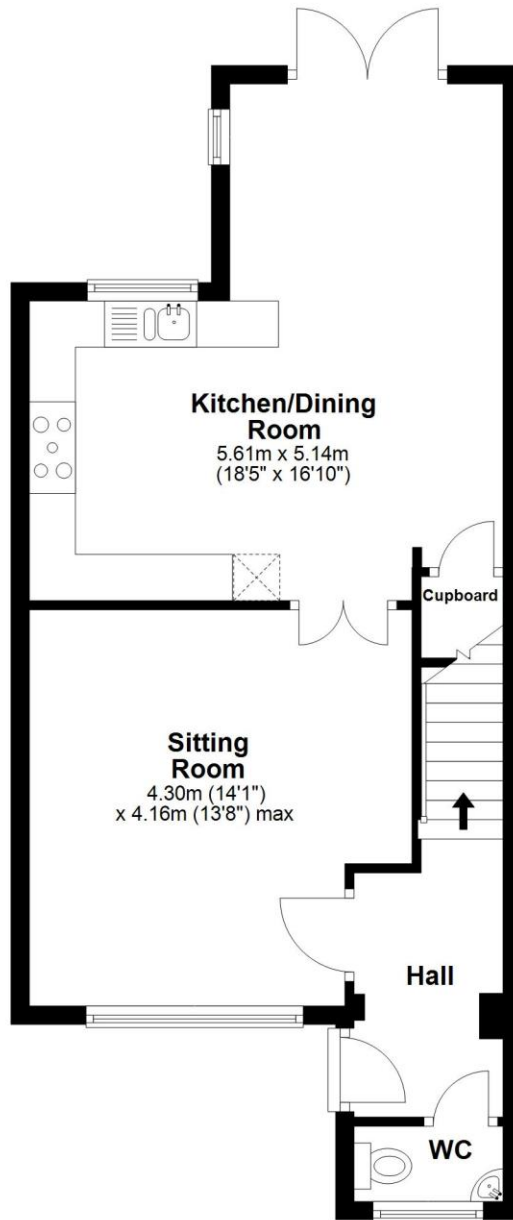
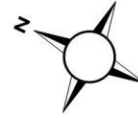
Wye Country, 120 High Street, Prestwood  
Tel: 01494 868000  
Email: [prestwood@wyecountry.co.uk](mailto:prestwood@wyecountry.co.uk)

*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.*



## Ground Floor

Main area: approx. 49.8 sq. metres (536.1 sq. feet)  
Plus garages, approx. 12.6 sq. metres (135.2 sq. feet)



Main area: Approx. 89.3 sq. metres (961.1 sq. feet)

Plus garages, approx. 12.6 sq. metres (135.2 sq. feet)

For illustrative purposes only - NOT TO SCALE  
The position & size of doors, windows, appliances and other fixtures are approximate  
Plan produced using PlanUp.

## First Floor

Approx. 39.5 sq. metres (425.0 sq. feet)

