



26 Maybush Gardens, Great Missenden, Buckinghamshire, HP16 9EA

---

*26 Maybush Gardens is a very well presented, two bedroom, end terrace house located in a quiet residential cul-de-sac in the heart of the village. The property was built around 15 years ago and is surrounded by other, similarly attractive and well maintained properties. It benefits from an enclosed, south-facing garden and allocated parking for two vehicles.*

Entrance hall | Double aspect sitting room | Refitted Kitchen/diner | Refitted family bathroom | Two double bedrooms | Enclosed south-facing garden | Allocated parking.

---

26 Maybush Gardens is located in the heart of the village; convenient for the local supermarkets, schools and doctors' surgeries.

On entering the property stairs directly ahead lead to the first floor. The front aspect sitting room is well proportioned and decorated in a contemporary style with doors leading through into the refitted kitchen.

The kitchen is fitted with a range of pale grey, Shaker-style, wall and base units with an integrated slimline dishwasher and an integrated washer-dryer. An induction hob is inset into an island unit overlooking the garden and also provides a useful, casual, family dining area.

Upstairs, the family bathroom has been recently refitted with a fresh white suite and contemporary grey wall tiles. The main bedroom overlooks the front and has a built-in double wardrobe, the second bedroom overlooks the garden at the rear.

There is side access to the level, landscaped, rear gardens and two allocated parking spaces opposite the house.

**Price... £399,950**

*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, 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.

## DIRECTIONS

From our offices in Prestwood follow the High Street towards Great Missenden. Take the first turning on the right (just before the Co-Op) into Maybush Gardens and at the top of the road turn right. Number 26 will be a short distance along on the right

## School catchments 2022/23

Prestwood Infant and Junior Schools Boys' grammar- Chesham, Dr. Challoner's and the Royal Grammar School. Girls' grammar- Chesham, Dr. Challoner's High. Upper school/mixed ability- The Misbourne School.

## Additional information.

Council Tax Band E  
EPC Band C

## MORTGAGE

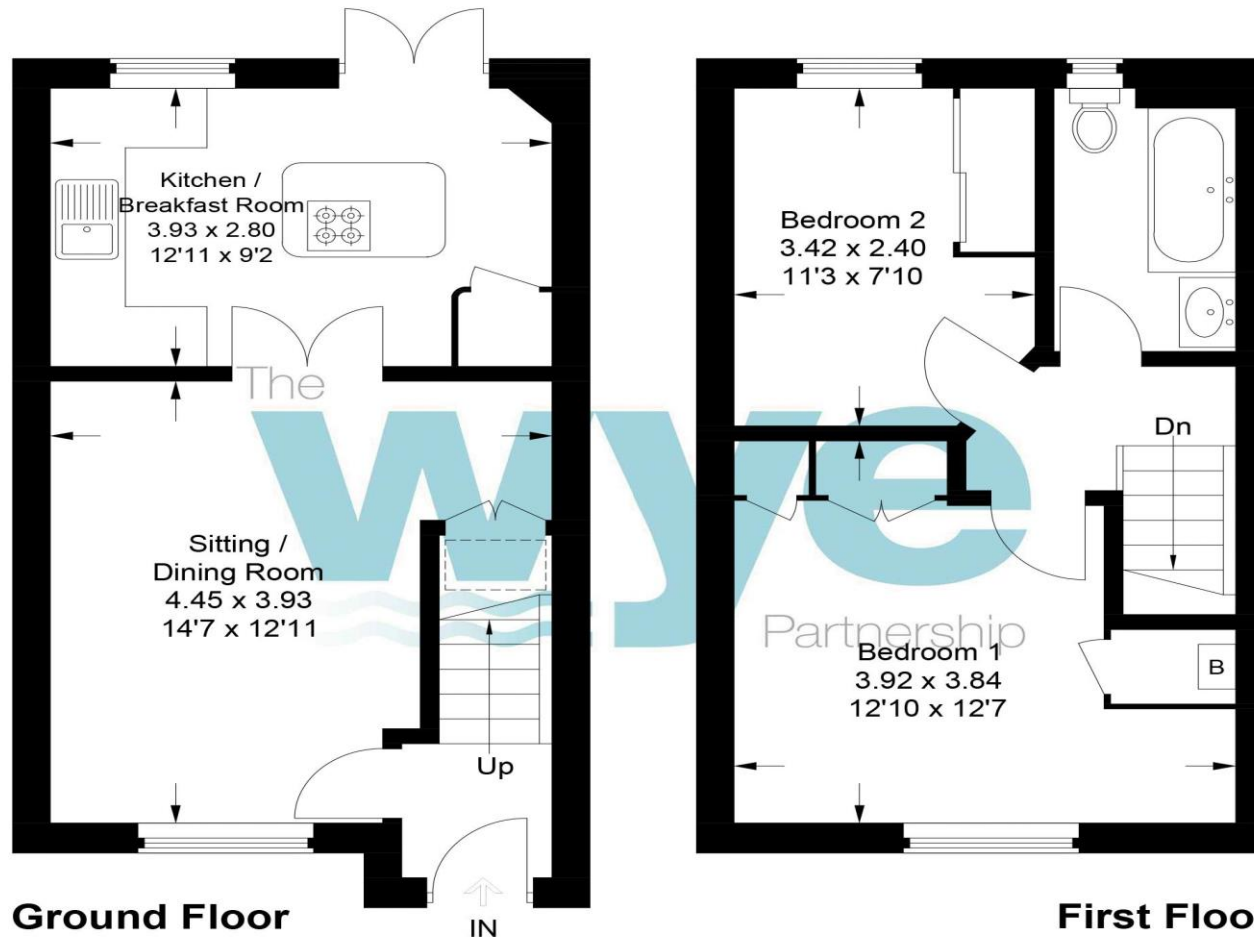
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser

*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.*



## 26 Maybush Gardens

Approximate Gross Internal Area  
Ground Floor = 30.6 sq m / 329 sq ft  
First Floor = 29.6 sq m / 319 sq ft  
Total = 60.2 sq m / 648 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.

© CJ Property Marketing Ltd Produced for Wye Country