



40 Maybush Gardens, Prestwood, Buckinghamshire, HP16 9EA



*An immaculately presented and improved three bedroom, end terrace property in the heart of Prestwood village. The house has a refitted kitchen and a south facing garden. No Onward Chain.*

Entrance hall | Cloakroom | Sitting room | Kitchen-dining room | Conservatory | Three bedrooms | Family bathroom | Garden | Garage and off-street parking

40 Maybush Gardens is quietly located just off the High Street and is convenient for all the village amenities. The property is beautifully presented with contemporary, neutral decor.

On entering the property the cloakroom is to the left with a window opening to the front. The sitting room is front aspect and is fitted with luxurious, pale grey carpet. Double panelled, glazed doors open into the kitchen/dining room. The kitchen has been refitted with white, Shaker style, kitchen units with an integrated oven and hob plus space and, where applicable, plumbing for all the usual appliances. There is a central, island unit and ample room for a formal, dining table. The kitchen opens out into a bright conservatory, which in turn leads to the garden, providing a great link between house and garden.

Upstairs, there are two double bedrooms and a single bedroom. The master bedroom has a range of fitted wardrobes, the single bedroom is currently used as a study. The family bathroom is fitted with a white suite comprising of: W,C., wall-hung wash basin and P-shaped bath with over-bath thermostatically controlled shower.

Outside the rear gardens are south-facing, level and enclosed. There is an entertaining patio outside the conservatory and a further, decorative, circular area of hard landscaping in the centre of the lawn. There is a mature hedge at the end of the garden, beyond which is the boundary. There is side access and a small front garden. The garage and parking are in a block opposite the house. There is power and light in the garage.

**Price... £575,000** *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 follow the High Street towards Great Missenden. Take the first turning on the right into Maybush Gardens and turn left at the end, the house will be found a short distance along on the right.

## Additional Information

Council Tax band E

EPC band D

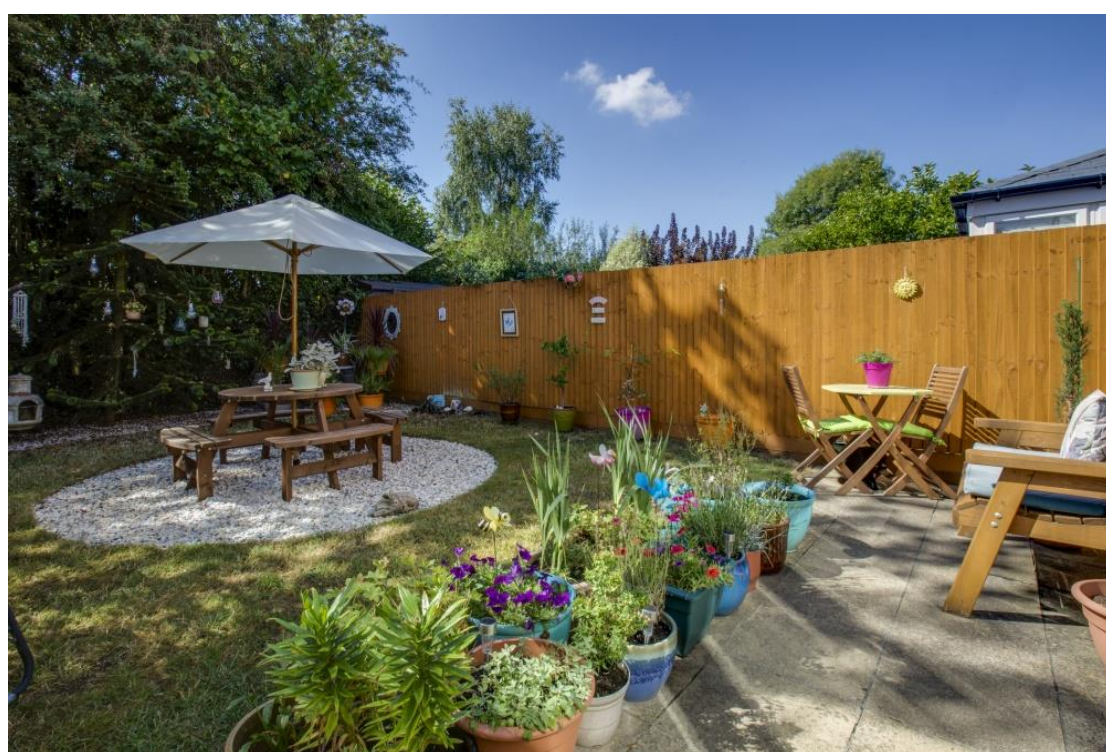
## School Catchment

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

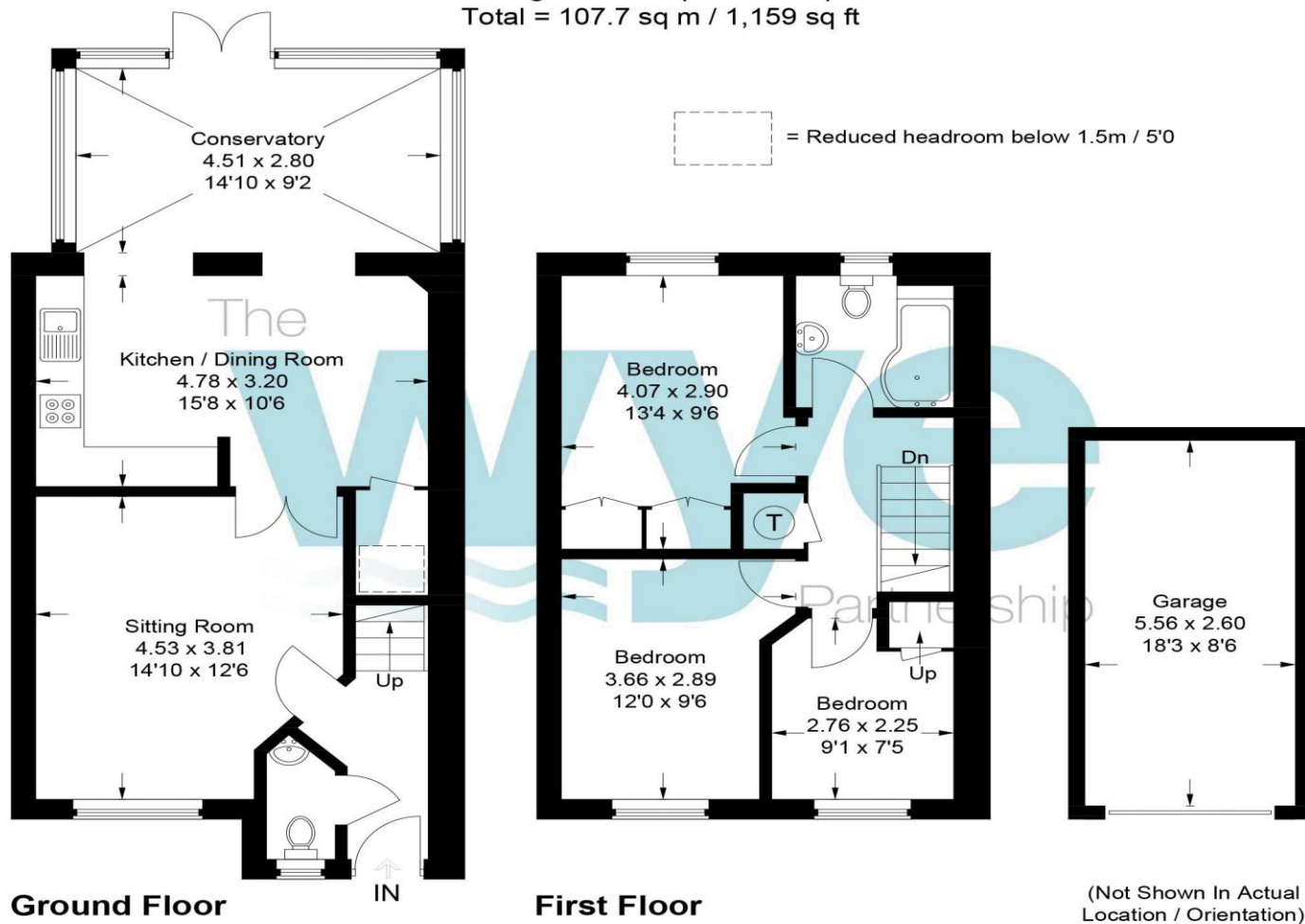
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*



# 40 Maybush Gardens

Approximate Gross Internal Area  
Ground Floor = 54.8 sq m / 590 sq ft  
First Floor = 38.5 sq m / 414 sq ft  
Garage = 14.4 sq m / 155 sq ft  
Total = 107.7 sq m / 1,159 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