



9 Clare Road, Prestwood, Buckinghamshire, HP16 0NS



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*A well-proportioned, detached bungalow in popular residential road, close to the village amenities, with scope for extension, updating and improvement. (STPP)*

Hall | Sitting Room | Conservatory | Kitchen | 2 Bedrooms | Bathroom | Garage | Gardens

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No 9 Clare Road is a detached bungalow situated in popular residential road adjacent to the village school, and a level walk to the centre of the village with all the excellent amenities.

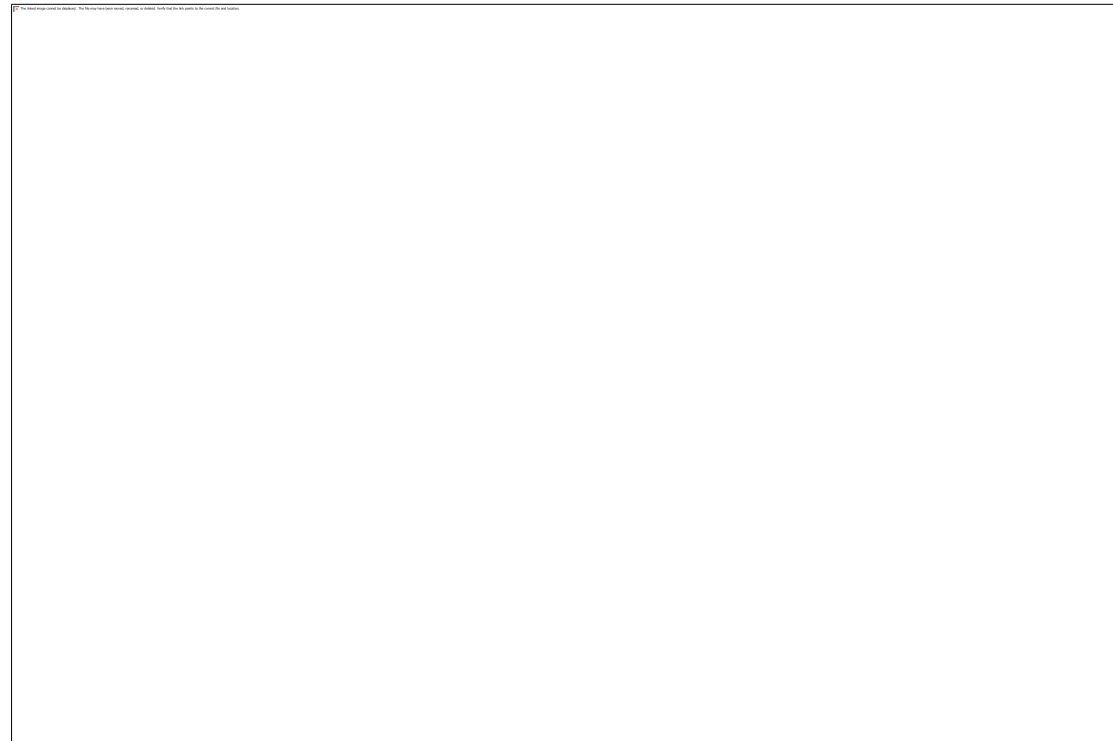
The bungalow was originally built in the 1960's and now offers an opportunity to acquire a well-proportioned property with plenty of scope for updating and improvement; for instance other, adjacent properties, have completed loft conversions and knocked through downstairs rooms to make larger, more contemporary layouts.

The accommodation briefly comprises a hallway which gives access to all the rooms, living room with a large conservatory on the rear, a good-sized kitchen, two double bedrooms and a large bathroom.

A shared driveway leads to a garage at the rear of the house; there is an off-street parking space to the front.

The gardens, which are an undoubted feature of the property, comprise a large patio area immediately to the rear of the house with a path leading to the rear well enclosed garden, with garden shed at the end. Once lovingly tended by a keen gardener the gardens have suffered from benign neglect recently but the main planting providing will provide a good base for the keen gardener.

**Price... £450,000** *Freehold*





## LOCATION

Prestwood village centre has an excellent range of day to day facilities, 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 office in Prestwood, follow the High Street towards Great Kingshill. Take the first turning left into Clare Road and number 9 will be found on the left hand side.

## Additional Information

Council Tax Band D | EPC Band E

## School catchment 2022/2023

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 Residential office who can introduce you to their Independent Financial Adviser

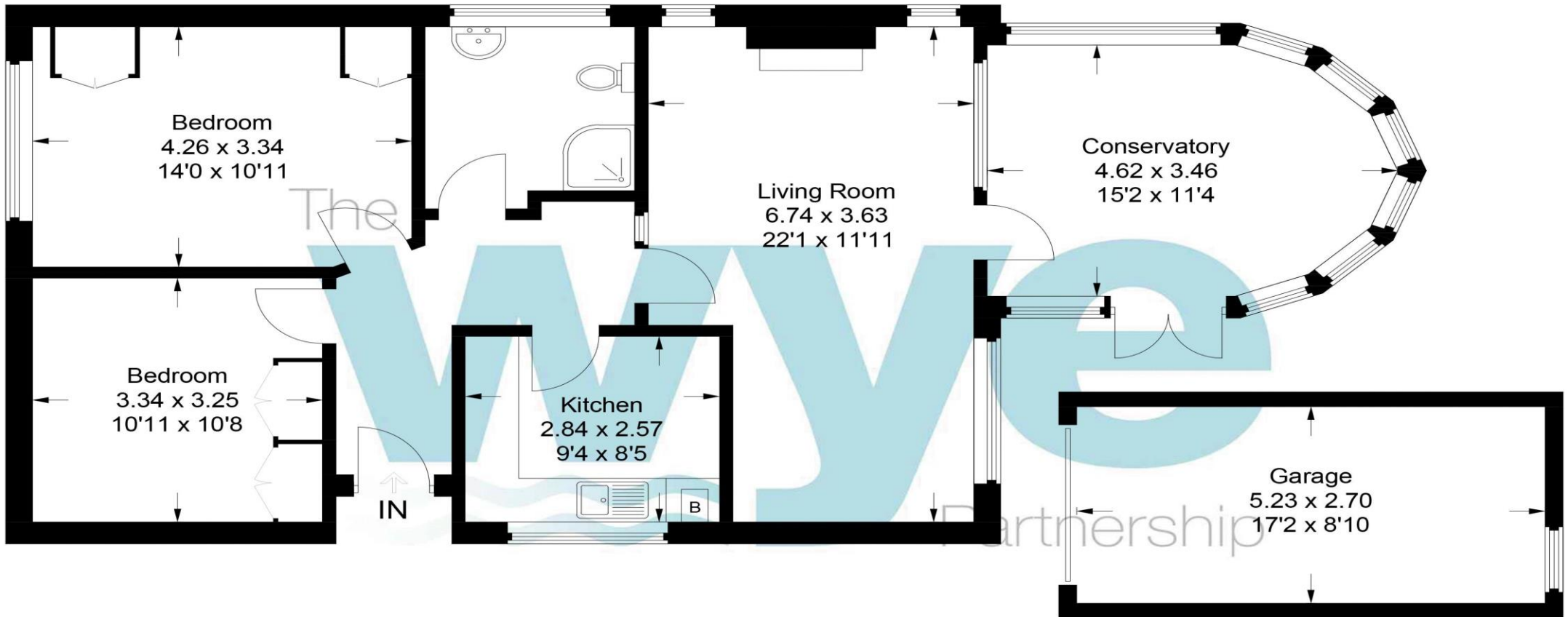
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*





# 9 Clare Road

Approximate Gross Internal Area = 85.5 sq m / 920 sq ft  
Garage = 14.2 sq m / 153 sq ft  
Total = 99.7 sq m / 1,073 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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