



14 Orchard Lane Prestwood Buckinghamshire HP16 0NN

A newly refurbished, three bedroom semi-detached property close to excellent village amenities and schooling, offered with no onward chain.

Kitchen/breakfast room | Front aspect sitting room with open fire| Ground floor bathroom | Three bedrooms | Family Bathroom | Gas central heating
Private rear garden | Driveway parking for several vehicles

14 Orchard Lane has undergone a stunning refurbishment to create a truly delightful home in a convenient village location.

The entrance hall has become light and bright with the addition of a velux window. Immediately in front of you is the spacious ground floor bathroom incorporating a bath with shower over, ladder radiator and wooden flooring. The sitting room has a front aspect with an open fireplace as its focal point. Moving through into the kitchen/breakfast room, the extension has created a delightful family space with a range of grey shaker style units and contrasting work surfaces with built-in appliances to include two ovens, five ring burner, microwave, washing machine, tumble drier, dishwasher and fridge/freezer. Folding doors lead out onto the patio and garden beyond.

Upstairs are three bedrooms and the contemporary fitted family bathroom.

Outside the rear garden is level and laid mainly to lawn, being fully enclosed with side gated access. To the front, there is graveled driveway parking for several vehicles.

DIRECTIONS

From our offices in Prestwood take continue along the High Street towards Great Missenden. Turn right into Orchard Lane and the property will be found on the right hand side, indicated by a Wye Country "For Sale" board.

Price... £499,950 *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 (2018/19)

Prestwood Infant & Junior Schools
Boys' Grammar – Chesham, Dr Challoner's and The Royal Grammar School
Girls' Grammar – Chesham, Dr Challoner's High School
Upper School/All ability – The Misbourne School

(We recommend you check accuracy and availability at the individual schools)

ADDITIONAL INFORMATION

Council Tax Band E

EPC Band D

To view this property, please contact:

Wye Country 01494 868000

Prestwood@wyecountry.co.uk

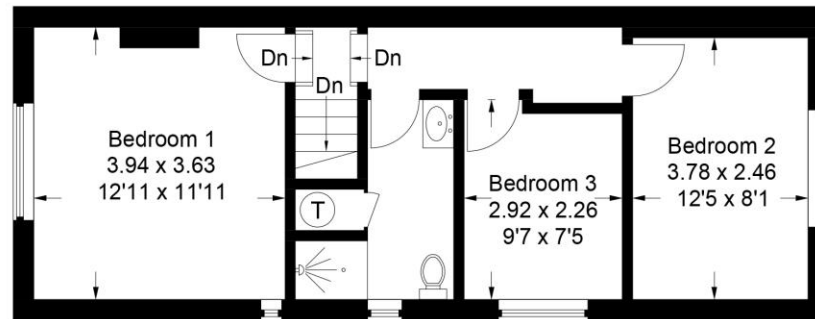
MORTGAGE

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

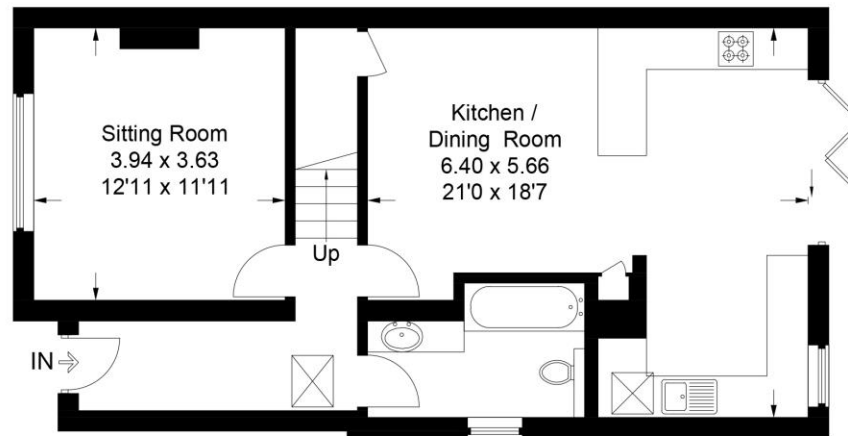
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approximate Gross Internal Area
Ground Floor = 62.5 sq m / 673 sq ft
First Floor = 44.4 sq m / 478 sq ft
Total = 106.9 sq m / 1151 sq ft



First Floor



Ground Floor

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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