



95 High Street, Prestwood, Buckinghamshire, HP16 9ER







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## LOCATION

Prestwood village centre has an excellent range of day to day facilities, including a variety of local shops, such as a butcher, newsagent with Post Office, chemist, florist and two 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 office in Prestwood follow the High Street towards Great Missenden. Pass the little Co-Op supermarket and the driveway to the house can be found immediately beyond the car park hidden behind the hedging.

## Additional Information

Council Tax Band G

EPC Band C

## School Catchment (2023/24)

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)

## 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.*

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Approximate Gross Internal Area  
(Including Garage)  
Ground Floor = 91.4 sq m / 984 sq ft  
First Floor = 69.9 sq m / 752 sq ft  
Total = 161.3 sq m / 1736 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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