



7 Greenside, Prestwood, Buckinghamshire, HP16 0SE

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*A well-proportioned, 3 bedroom, mid-terrace house, with a south westerly facing rear garden situated in a quiet residential walkway facing an open green. Although clean and tidy with a serviceable kitchen, refitted family bathroom and cloakroom the house would benefit from some redecoration. No onward chain.*

Entrance hall | Cloakroom | Sitting room | Dining room | Kitchen | 3 Bedrooms | Bathroom | Enclosed Garden | Garage | Parking

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Greenside is a popular location for families and is situated within a peaceful walkway facing an open green in the heart of Prestwood village.

On the ground floor this well proportioned, mid-terrace house has an entrance hall, cloakroom, sitting room leading through into a kitchen/diner with doors out into the garden. The kitchen comprises of a range of pale wood-effect wall and floor-mounted units with complementary worksurfaces including an island with seating area. There is a built in oven and hob plus space and plumbing for washing machine and space for a fridge and freezer. There is a useful understairs cupboard in the dining area.

On the first floor there are 3 bedrooms, two with built-in wardrobes, and a family bathroom. The property also benefits from gas fired central heating and double glazing.

Outside the back gardens are level, laid mainly to lawn and bounded by fencing. A gate at the rear leads to a garage situated in a block directly behind the house with parking in front. There is a small garden at the front overlooking a communal, central green with mature shrubs and small trees.

**Price... £399,950**

*Freehold*



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## 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, take the Wycombe Road. After about 500 yards Greenside is a walkway on the left hand side, there is a service road which is the third turning on the left. No 7 can be identified by our 'For Sale' board.

## Additional Information

Council Tax Band D

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

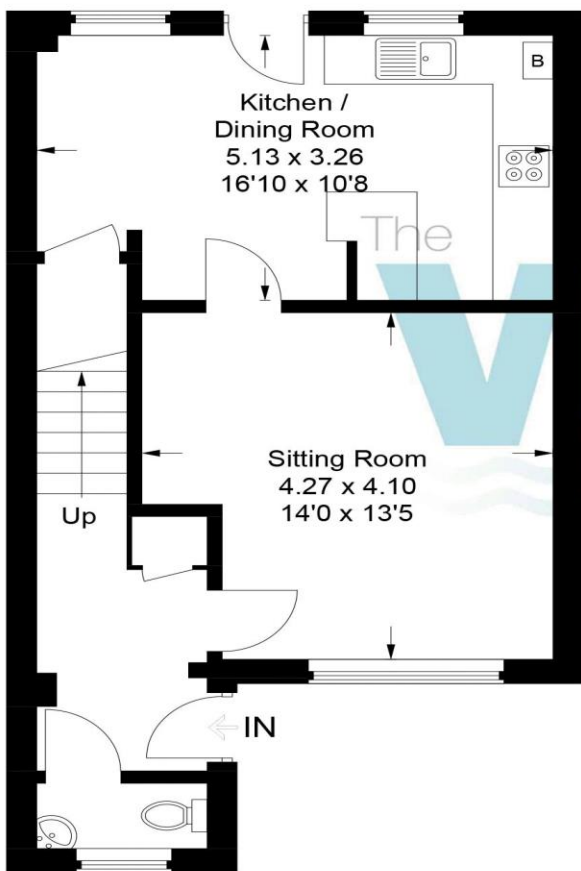
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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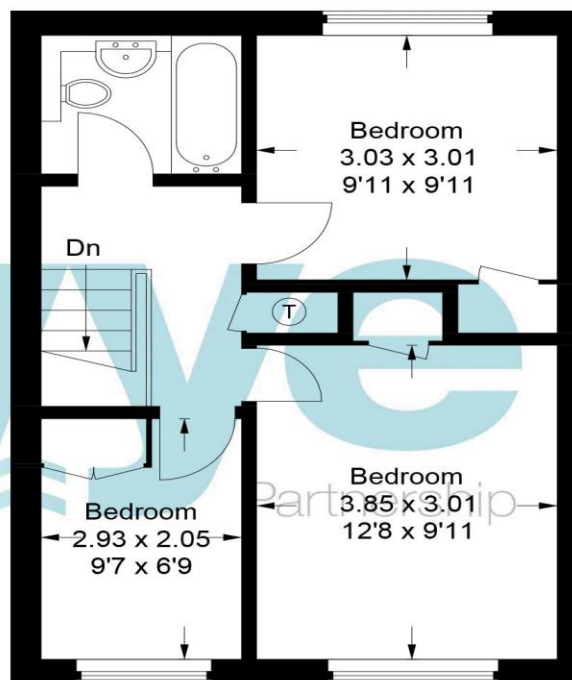


# 7 Greenside

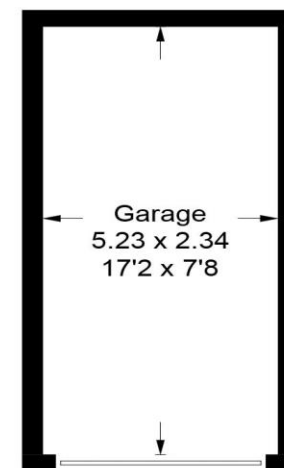
Approximate Gross Internal Area  
Ground Floor = 45.6 sq m / 491 sq ft  
First Floor = 39.4 sq m / 424 sq ft  
Garage = 12.3 sq m / 132 sq ft  
Total = 97.3 sq m / 1,047 sq ft



**Ground Floor**



**First Floor**



(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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