



## 55 Gryms Dyke

Prestwood  
Buckinghamshire  
HP16 0LN  
£325,000



- Two bedroom, semi-detached property
- Through lounge/diner
- Kitchen with side utility and access
- Private front and southerly facing rear garden
- In need of modernisation
- No onward chain





## Property Facts

55 Gryms Dyke is a two, double-bedroom, semi-detached house with a through lounge-dining room located in the heart of the village. The house, although clean and tidy, would benefit from a general upgrading throughout. There is a lean-to extension to the side, currently used as a utility room, that provides front-to-back access. The rear gardens are level and southerly facing. There is scope (subject to the usual consents) to extend to the rear and to create off-street parking at the front.

## 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.

## Additional Information

Council Tax Band C | EPC Band D

## School Catchment (2020/21)

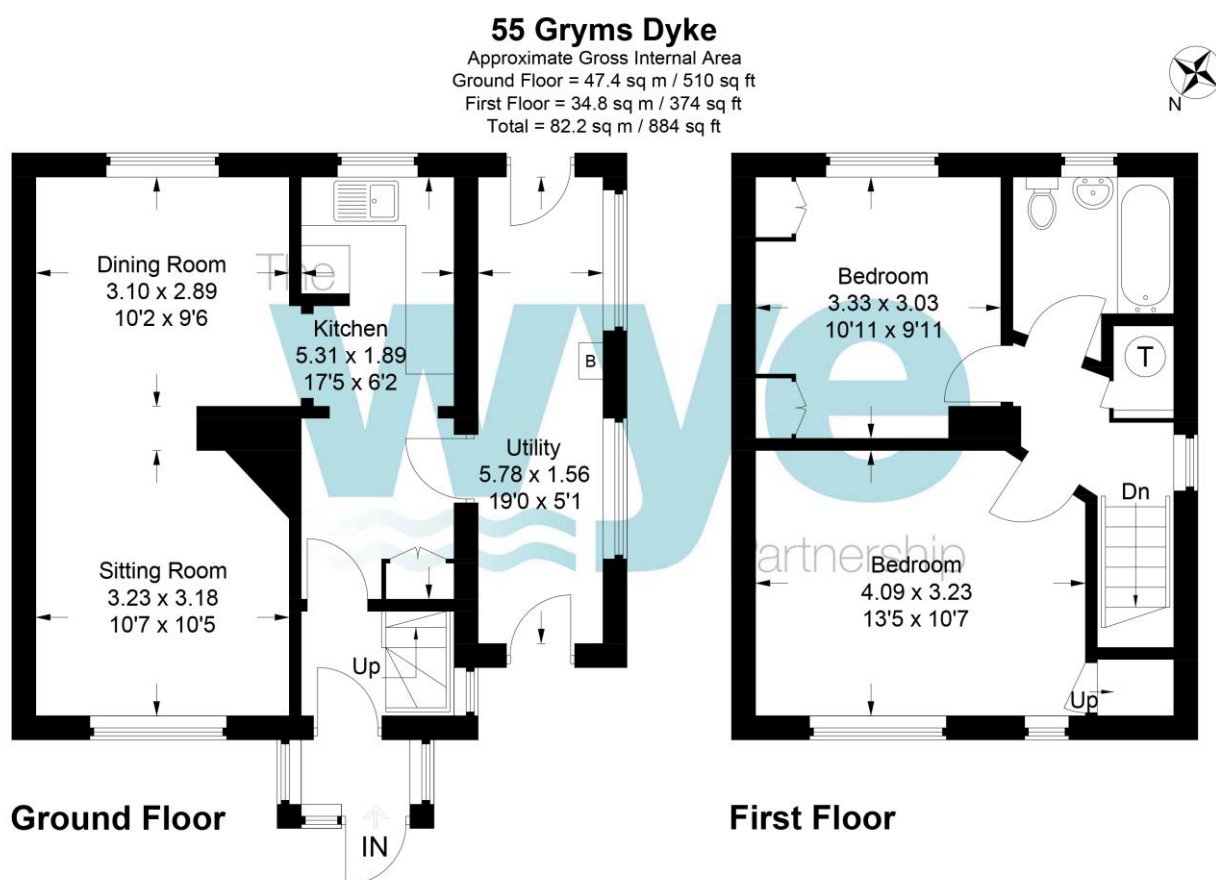
Prestwood Infant & Junior Schools | Boys' Grammar; Chesham, Dr Challoner's and The Royal Grammar School | Girls' Grammar; Chesham, Dr Challoner's High School Upper School/All ability; The Misbourne School

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



## Directions

From our offices in Prestwood follow the Wycombe Road towards Great Kingshill, taking the second left into Sixty Acres Road. At the junction with Honor Road, take the second right into Gryms Dyke. A short distance along, take the first left and the property will be found a short distance along on the right hand side, indicated by our For Sale board.



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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