



Wylam Nairdwood Lane Prestwood Buckinghamshire HP16 0QF

A well presented and maintained, two bedroom, detached chalet style property offering huge potential for modernisation and extension (stpp), situated in a popular tree lined road in this sought after Chiltern village

Entrance porch | Entrance hall | Sitting room | Conservatory | Kitchen | Utility room | Ground floor shower room | Cloakroom | Two bedrooms | Family bathroom | Workshop | Work room | Garage | Driveway parking | Wrap around gardens

Originally built in the 1960's, Wylam has been a much loved family home for many years and has been well maintained and cared for.

The house is set back from the road behind mature hedging, with generous driveway parking. On entering the property there is a useful, enclosed porch opening into the vaulted hallway, with its high ceiling giving a sense of light and space. There is a very large airing cupboard and access to the ground floor shower room.

The sitting room is double aspect, with a gas fire as its focal point and doors leading into the glass roofed conservatory, independently heated via a hot water filled radiator. The kitchen is fitted in a range of cream coloured shaker style units with a gas double oven and five ring hob. The adjacent dining room is a lovely bright room with an area for eating and relaxing and a further area ideal for a study space. The dining room and kitchen could be knocked through (subject to necessary consents) to form a dining/family open plan room, a popular layout for modern day living. Beyond the kitchen is a utility room with space and plumbing for appliances, a cloakroom and a door into the single garage. This in turn leads to a second garage which has been converted into a workshop and a separate work room (currently set up as a dog grooming room). There is good opportunity here to remodel this space to increase accommodation.

Upstairs, both bedrooms are double aspect with built in wardrobes. The family bathroom sits in between.

The attractive gardens wrap around the property, with seating areas, patio, lawns and delightfully planted flower beds.

This is a super opportunity for a buyer to perhaps extend, remodel and update a house in a great location and make it a perfect family home.

Price... £650,000 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 (2020/21)

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)

DIRECTIONS

From our offices in Prestwood follow the High Street towards Great Missenden and turn right into Nairdwood Lane (garage on the corner). Wylam will be found shortly after Coulson Court, indicated by our For Sale board.

ADDITIONAL INFORMATION

Council Tax Band F | EPC E

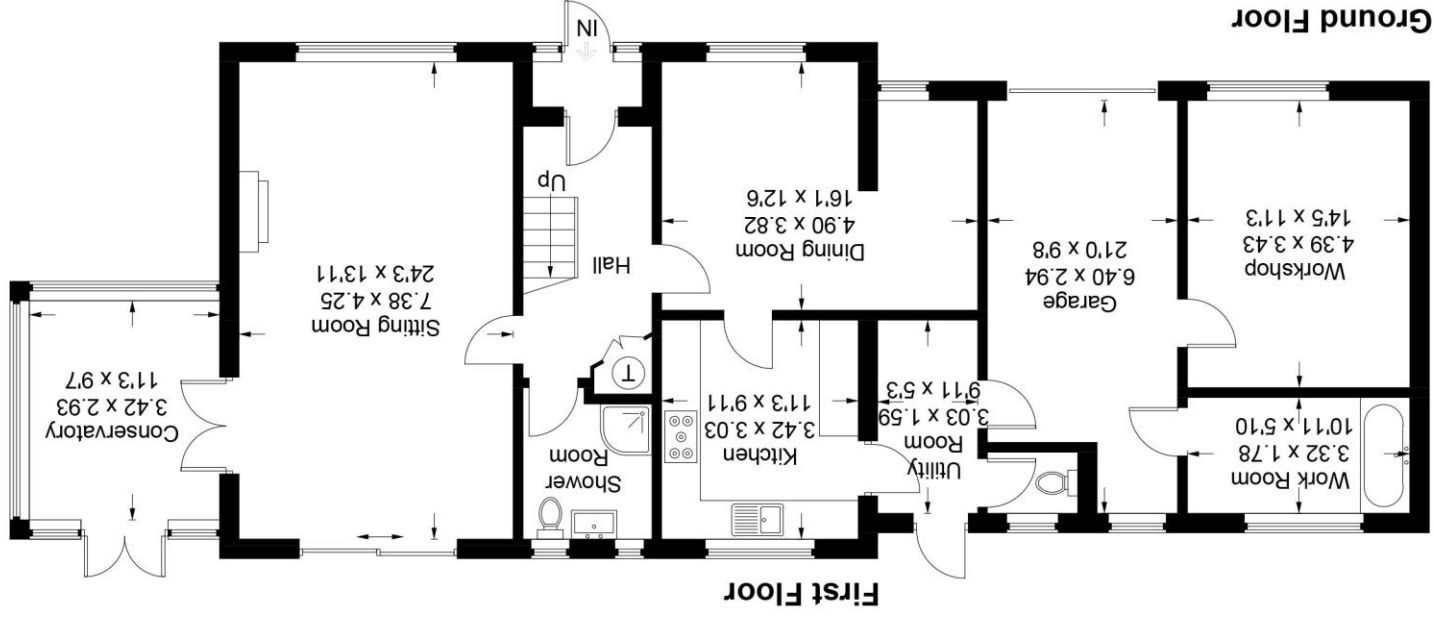
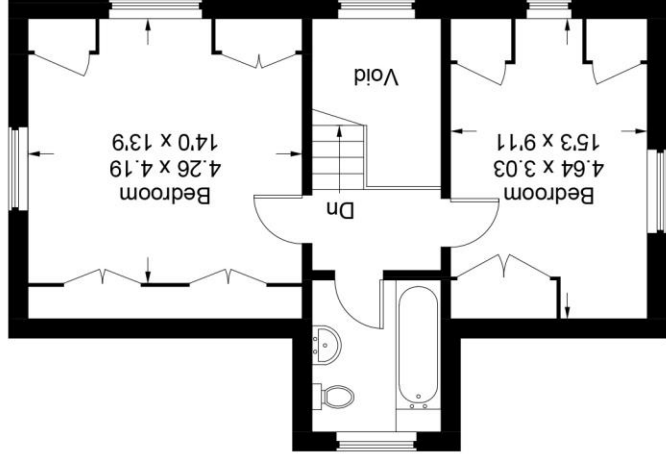
TO VIEW THIS PROPERTY PLEASE CONTACT:

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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 = 137.6 sq m / 1481 sq ft
 First Floor = 43.1 sq m / 464 sq ft
 Total = 180.7 sq m / 1945 sq ft
 (Including Garage / Workshop / Excluding Void)



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.