

WYE
Partnership
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FOR SALE
01753 850000

Willow Brook, Prestwood, Buckinghamshire, HP16 0PL

*A
beautifully presented detached house with four bedrooms,
in a very convenient location in the heart of the village*

Entrance hall | Living room | Kitchen/Dining room | Family room | Cloakroom
| Four bedrooms | Family bathroom | Office/Games room/Storage rooms |
Private rear garden | Driveway parking

Willow Brook is a four bedroomed, detached house situated in the heart of Prestwood village close to all the excellent amenities and schooling.

Having been updated and improved by the present owners this four-bedroom, detached house is being offered in excellent decorative condition and has recently benefitted from a refitted fully integrated kitchen and a newly fitted family bathroom with bath and shower cubicle.

On the ground floor, in addition to the kitchen/dining room, there is a family room to the front with a cloakroom plus the sitting room. The sitting room is at the rear and has a newly fitted wood burning stove and new French doors opening onto the patio.

On the first floor there are 3 good sized bedrooms and the refitted family bathroom and on the second floor, loft roof, there is another double bedroom with views across the village rooftops through Velux windows.

Tucked away on the side of the house, and making great use of an otherwise dead space, is a newly added office, games room and storage area. The storage area and office are accessed from the front and the games room from the rear patio.

Outside, to the front, is a pavior driveway providing ample parking. The rear gardens are private, mainly laid to lawn and with shrub borders. There is a broad patio outside the sitting room for entertaining and linking the house with the games room.

Price... £675,000

Freehold



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, 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.

DIRECTIONS

From our offices in Prestwood turn right into Honor End Road and first left into Clarendon Road, the house will be found a short distance along on the left indicated by a Wye Partnership For Sale board.

School catchment (2022/23)

Prestwood Infant & Junior Schools. 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 and Sir Henry Floyd (We recommend you check accuracy and availability at the individual schools)

Additional information

Council Tax Band F EPC Band C

MORTGAGE

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

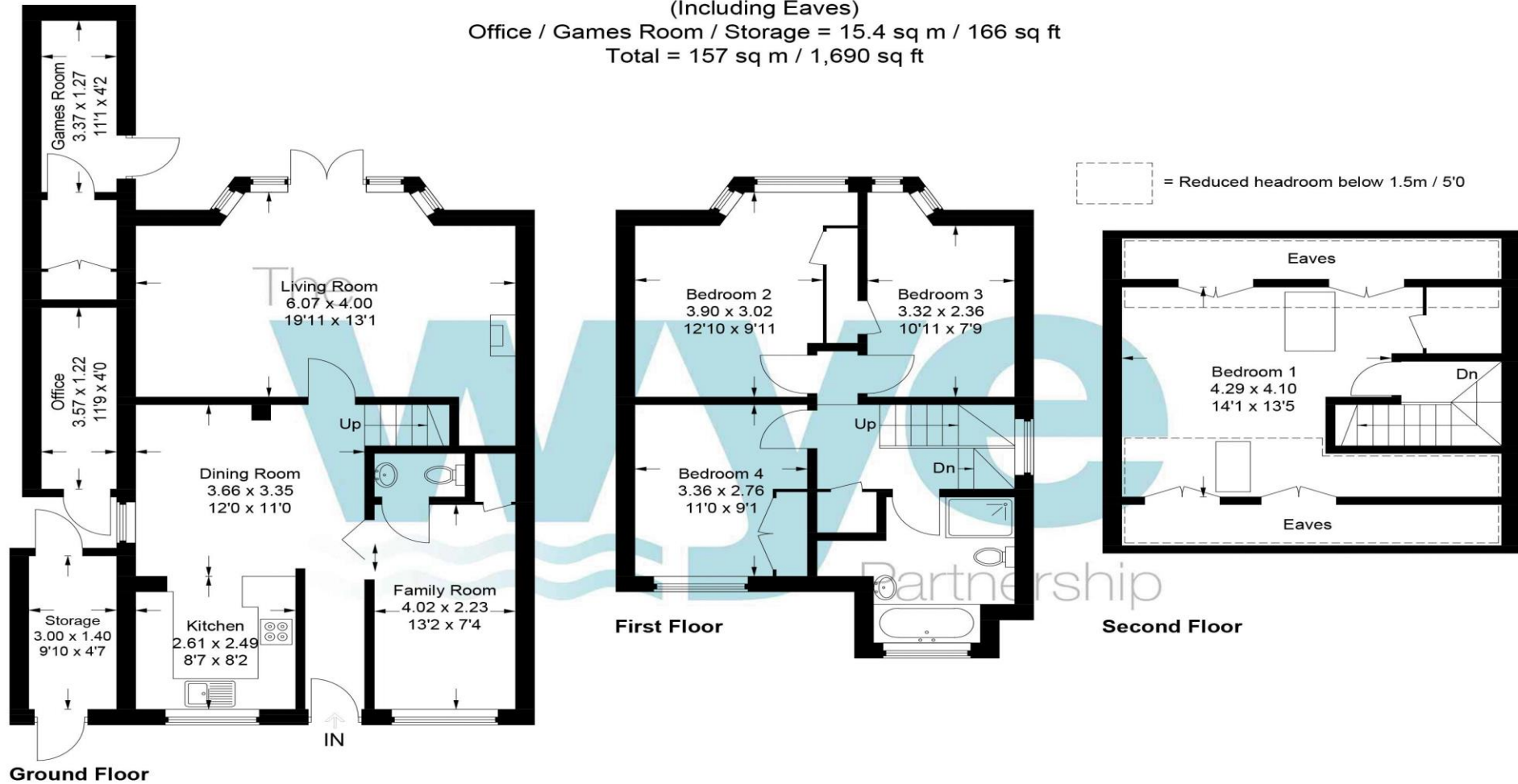
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Willow Brook

Approximate Gross Internal Area
 Ground Floor = 59.4 sq m / 639 sq ft
 First Floor = 45.9 sq m / 494 sq ft
 Second Floor = 36.3 sq m / 391 sq ft
 (Including Eaves)

Office / Games Room / Storage = 15.4 sq m / 166 sq ft
 Total = 157 sq m / 1,690 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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