



4 Hildreth Road Prestwood Buckinghamshire HP16 0LU



*A neat and tidy, three bedroom, end of terrace house in a central village location with plenty of scope for extension, alteration and improvement. The house benefits from a wider-than-usual plot and excellent off-street parking plus a garage. No onward chain.*

Entrance porch | Entrance hall | Cloakroom | Kitchen | Through lounge-diner | Three bedrooms | Bathroom | Level rear gardens| Garage and plenty of off-street parking.

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4 Hildreth Road has been a much loved family home for many years and, although neat, clean and tidy, would benefit from some general updating and improvement.

To the front of the property there is off-street parking for one car in front of the garage and two cars to the side. At some point the vendor purchased a strip of land to the side of the house so the side access is excellent and the whole plot is larger than neighbouring properties.

The entrance to the property is on the side and leads into a porch with storage cupboards ahead, the rear garage access to the front and the front door to the right.

On entering the main hallway there is a cloakroom to the left. Ahead is a galley kitchen with a door out to the garden and to the side is a through lounge- dining room, again with access to the garden.

Upstairs there are two double bedrooms, a generous single bedroom plus a bathroom .

The rear garden is level with mature flower and shrub borders.

#### **DIRECTIONS**

From our offices in Prestwood continue along the Wycombe Road and take the third turning on the left into Sixty Acres Road. At the bottom turn right and the house can be found a short distance along on the right, indicated by a Wye Country "For Sale" board.

**Price... £350,000**    *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 – 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)**

### ADDITIONAL INFORMATION

Council Tax Band D

EPC Band C

To view this property, please contact:

Wye Country 01494 868000

Prestwood@wyecountry.co.uk

### MORTGAGE

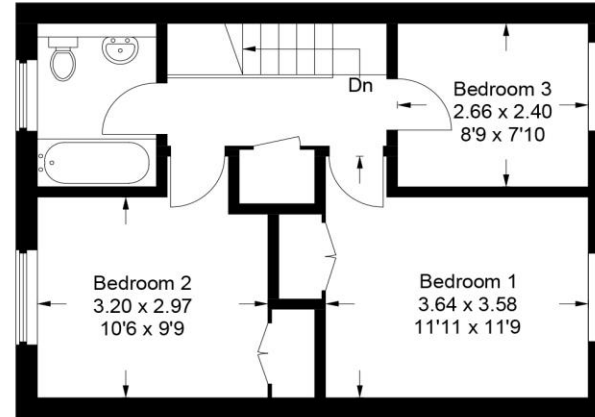
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser.


*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.*



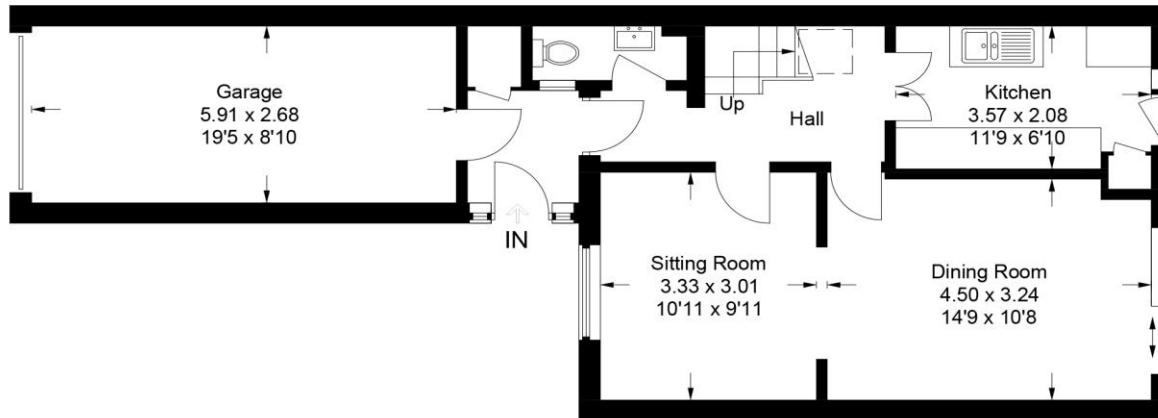


Approximate Gross Internal Area  
Ground Floor = 63.0 sq m / 678 sq ft  
First Floor = 42.1 sq m / 453 sq ft  
Total = 105.1 sq m / 1,131 sq ft  
(Including Garage)



 = Reduced headroom below 1.5m / 5'0

**First Floor**



**Ground Floor**

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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