



Littlemore Kiln Road Prestwood Buckinghamshire HP16 9DH

*A well-maintained three-bedroom, detached bungalow with a private and enclosed, southerly-facing garden. The property is situated in one of Prestwood's premier residential lanes and is well located for all the village amenities.*

Porch | Hallway| Sitting room| Dining Room | Kitchen | Utility room | Cloakroom with shower | Three bedrooms | Family shower room | Separate W.C. |Conservatory |Gas central heating | Private rear garden | Garage + off-street parking

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Littlemore is an excellent detached bungalow offering well-planned and adaptable accommodation, located on a sunny plot in a sought after Lane on the north side of the village.

This three bedroomed detached bungalow offers well-proportioned living accommodation with plenty of scope for extension (stpp). The existing layout briefly comprises porch, hallway and good sized living and dining rooms. The kitchen is to the rear overlooking the gardens and the utility room provides access to the garage. The two larger bedrooms are both good sized double rooms and the third bedroom has double doors opening into the conservatory. There is gas fired central heating and double glazing to the majority of the accommodation.

Outside, the back gardens are southerly facing, level and enclosed with mature hedges and fencing being principally laid to lawn with well stocked shrub and flower beds. There is a paved patio to the rear and a greenhouse.

To the front, the driveway offers off-street parking for two vehicles and access to the integral garage with a lawned garden behind mature hedging.

#### **DIRECTIONS**

From our offices in Prestwood take Honor end Lane, then second right into Greenlands lane. Take the right turn into Kiln Road and Littlemore will be found on the right indicated by a 'For Sale' board.

**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  
Upper School/All ability; The Misbourne School, Sir Henry Floyd  
**(We recommend you check accuracy and availability at the individual schools)**

### ADDITIONAL INFORMATION

Council Tax Band F

EPC Band D

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.*



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