



Ivy Retreat Moat Lane Prestwood Buckinghamshire HP16 9BT

An immaculately presented, two-bedroom, detached bungalow on a sought-after road offered with a complete chain. The property has well-proportioned rooms and a newly refitted family shower room.

Entrance hall | Sitting/dining room | Kitchen/breakfast room | Utility room | Cloakroom | Two double bedrooms | Bathroom | Integral garage | South facing rear garden | Front garden with ample driveway parking

Ivy Retreat is located on one of Prestwood's finest roads. It is set well back on the plot with a generous, level, front garden with ample driveway parking.

The property has high ceilings giving a feeling of light and space. The hallway is generously proportioned with the two, double bedrooms (both with built-in wardrobes) facing the front.

The family shower room has been recently and beautifully refitted with a walk in double shower, back to the wall W.C. and basin, tiled walls and floor, underfloor heating (electric) and a window to the side.

The living room is double aspect with a pair of windows either side of the log burner at the sitting end and French doors to the garden at the dining end. A door from the dining area links the formal dining area to the kitchen/breakfast room.

The kitchen is fitted with a range of white units incorporating an integrated dishwasher, fridge and freezer. There is a slot-in electric cooker with double oven and extractor. The kitchen area is flooded with light from a vaulted roof that is fitted with Velux window. There is ample room for a dining table and a second set of French doors to the garden. A door from the kitchen leads into the utility room with sink and washing machine. Two further doors lead to the cloakroom and the garage.

There is no gas to the property so all heating and hot water are supplied from an electric central heating boiler feeding a pressurized hot water cylinder.

Outside, both the front and rear gardens are level, beautifully kept and bounded, in the most part with mature hedges. The rear garden is south facing and has a shed and log store.

DIRECTIONS

From our offices in Prestwood take Chequers Lane and turn right at the T Junction with Moat Lane. Ivy Retreat will be found on the right-hand side, indicated by our For Sale board towards the Crossroads garage end of the road.

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, 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 E

EPC Band Awaited

To view this property, please contact:

Wye Country 01494 868000

Prestwood@wyecountry.co.uk

MORTGAGE

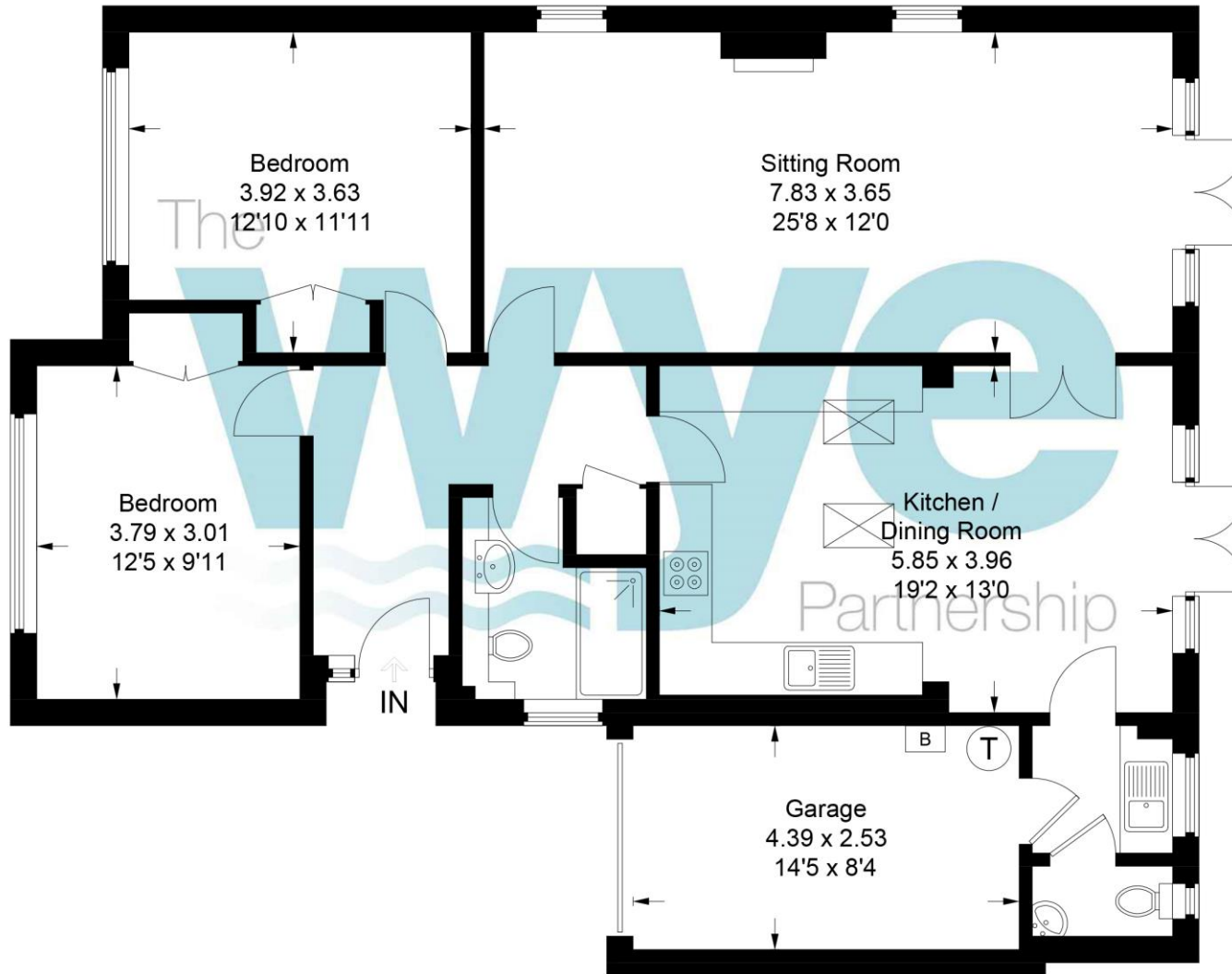
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser.

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.



Ivy Retreat

Approximate Gross Internal Area = 98.3 sq m / 1,058 sq ft
Garage = 11.2 sq m / 120 sq ft
Total = 109.5 sq m / 1,178 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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