



5 Fairacres, Prestwood, Buckinghamshire, HP16 0LD

*A beautifully presented three bedroom semi-detached family home, ideally situated on a quiet residential road with three good size bedrooms, a South facing garden and complete chain.*

**Storm Porch | Entrance hall | Cloakroom | Lounge/Dining Room | Kitchen | Three Bedrooms | Family Bathroom | Front Garden | Driveway | Garage | Enclosed Rear Gardens | Gas Central Heating | Double Glazing**

Ideally located at the start of a popular, quiet residential road, is this beautifully presented three bedroom semi-detached family home. Lovingly maintained by the current owner, the property offers traditional family accommodation, flooded with natural light and benefits from three good size bedrooms. The location is highly sought after being close to local amenities and village centre, yet near to a park and open countryside.

Accessed via the front door with storm porch over, there is a wonderful, large entrance hall immediately giving a feeling of space, with a handy cloakroom. The double aspect lounge/dining room measures 21' with a front aspect over the front garden and patio doors to the rear leading to a patio and garden beyond. The kitchen benefits from a range of wall and floor mounted units with space and plumbing for a dishwasher, washing machine and cooker. This also overlooks the rear garden with back door access.

Upstairs are three bedrooms and the family bathroom. The principle bedroom enjoys a rear aspect over the garden and has built in wardrobes. Bedroom two with a front aspect is a good size double room and the third bedroom, unusually for this style of property is also a good size. The bright and airy family bathroom comprises of a three piece bathroom suite with 'p' shaped bath with shower over.

To the front is a pretty garden, laid mainly to lawn with a large driveway to the side leading to a single garage. At the rear of the house is a beautiful South facing rear garden enclosed by closed boarded fencing and mature hedging. A generous block paved patio provides ample entertaining space to enjoy the south aspect from and leads to an area of lawn with mature borders.

Offered to the market with a complete chain, an early viewing is recommended.

**Price... £495,000**

**Freehold**



## LOCATION

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops: a butcher, Post office, chemist, florist and two small supermarkets, together with Doctors' and Dentists' surgeries. There are local schools for children up to the age of 11 years. For secondary education see further information below. 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 the High Street; follow the High Street towards Great Missenden, turning right into Nairdwood Lane just by the Crossroads garage. Take the second turning on the right into Fairacres where the house will be found a short way on the left hand side.

## Additional Information

EPC Band C

Council Tax Band D

## School Catchment

Prestwood Infant & Junior Schools The Misbourne School, mixed Secondary 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 Grammar and Sir Henry Floyd (We recommend you check accuracy and availability at the individual schools)

## MORTGAGE

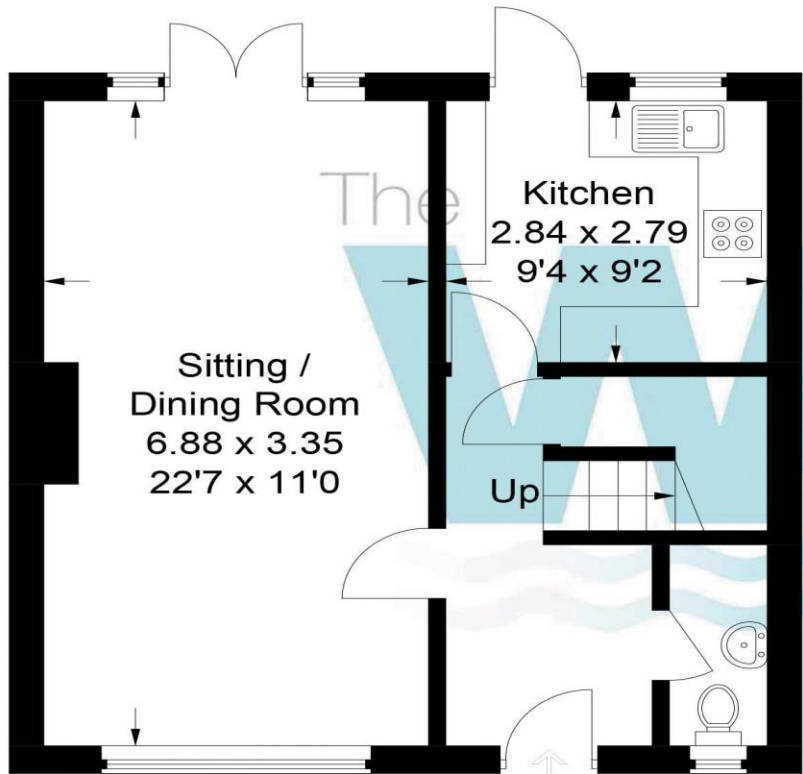
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*

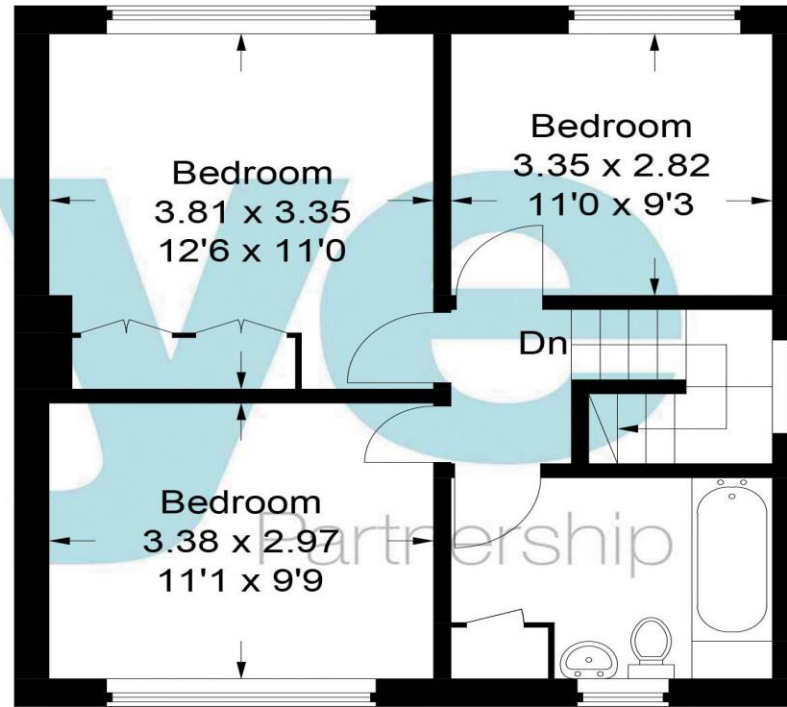


## 5 Fairacres

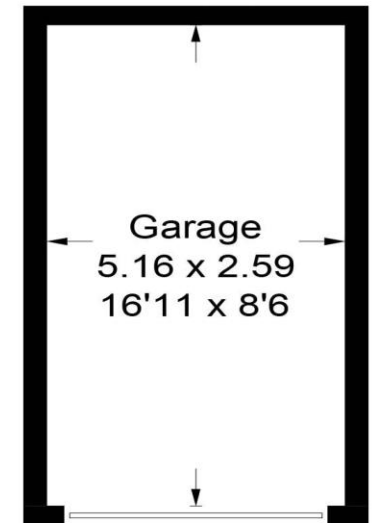
Approximate Gross Internal Area  
Ground Floor = 43.9 sq m / 472sq ft  
First Floor = 43.5 sq m / 468 sq ft  
Garage = 13.4 sq m / 144 sq ft  
Total = 100.8 sq m / 1,084 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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.

© CJ Property Marketing Ltd Produced for Wye Country