



18 Maybush Gardens Prestwood Buckinghamshire HP16 9EA

A three bedroom, end terrace home located in the heart of the village, close to amenities and excellent schooling.

Entrance hall | Living room | Kitchen/Dining room | Cloakroom |
Three bedrooms | Bathroom | Driveway parking plus one extra
parking space

Maybush Gardens offers a very convenient location within the village, being a short distance to the centre which offers a variety of facilities on your doorstep.

The property itself comprises an entrance hallway with cloakroom, a front aspect sitting room which in turn leads to the dining room and through into the kitchen. Both of these give access to the pretty, south facing rear garden.

Upstairs there are three bedrooms with the master having a range of built-in wardrobes with a built in cupboard also to bedroom three. The bathroom is fitted with a modern, white bathroom suite.

Outside, the enclosed rear garden faces south with a patio area and a winding walkway though to the fenced boundary. To the front there is driveway parking with an allocated, additional parking space.

DIRECTIONS

From our offices in Prestwood take the take the High Street towards Great Missenden, turning right into Maybush Gardens after a short distance. At the T junction, turn right and number 18 will be found on the left indicated by our For Sale board.

Price... £425,000 ... Freehold



AMENITIES

Prestwood village centre has an excellent range of 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 C

To view this property, please contact:

Wye Country 01494 868000

Prestwood@wyecountry.co.uk

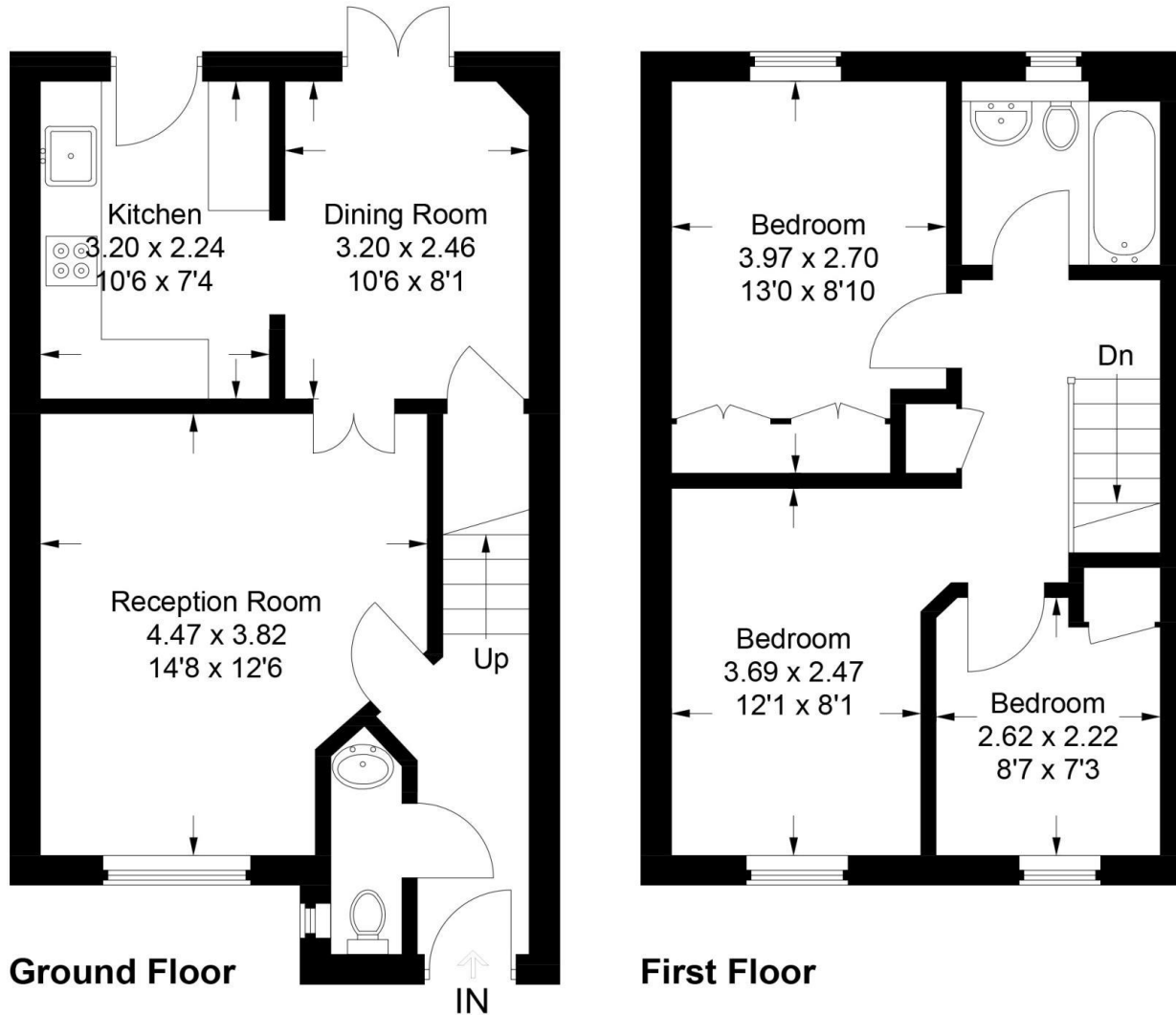
MORTGAGE

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 = 39.8 sq m / 428 sq ft
First Floor = 37.4 sq m / 402 sq ft
Total = 77.2 sq m / 830 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.