



41 Honorwood Close, Prestwood, Buckinghamshire, HP16 9HJ

A three bedroom, two bathroom, detached house on a popular road located on a corner plot. The house is clean and tidy but would now benefit from some upgrading and possibly extending (STPP) to bring it up to current standards and expectations. No Onward Chain

Entrance hall | Sitting room | Dining room | Kitchen | Ground floor bathroom | Three Bedrooms | Family bathroom | Garage | Front and rear gardens | Garage |

41 Honorwood Close has been owned by the same family for many years and is clean and tidy but dated and would benefit from upgrading and improving. The vendors added a small extension to the ground floor bathroom some years ago but there is still ample scope for further extension (STPP).

On entering the house the hallway opens into the front aspect dining room with bay window and hatch through to the kitchen. The double aspect sitting room is opposite with a feature gas coal-effect fireplace and patio doors out to the conservatory beyond. The conservatory is of sealed unit, UPVC construction with a polycarbonate roof and doors out to the garden. The kitchen is fitted with a range of wall and base units with a slot-in, freestanding electric cooker and under-counter fridge. There is a useful larder cupboard in one corner. The back door opens into the covered, side passageway (doors at either end) that links the house to the garage. There is a ground-floor bathroom fitted with a coloured suite comprising of bath, vanity basin, W.C. and tiled walls.

Upstairs, there is a tall window overlooking the garden on the half-landing. There are three double bedrooms; two with fitted wardrobes, and a large, family bathroom fitted with a suite comprising; separate shower, bath, W.C. and basin, again with tiled walls.

Outside, the rear gardens are very pretty with flower and shrub beds and a rose arbour. To the far side of the house is a useful storage room running the depth of the house. The garage is a good single with up and over garage door, power and light. At the front there is ample driveway parking and, as the house sits on a corner plot, areas of lawn and further mature shrubs.

Price... £700,000 *Freehold*



LOCATION

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 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 office in Prestwood turn into Honor End Lane and take the first turning on the right into Honorwood Close. Follow the road, taking the right hand fork, and the house will be found near the end of the road on the right indicated by a Wye Country for sale board.

Additional Information

Council Tax Band F
EPC Band D

School Catchment

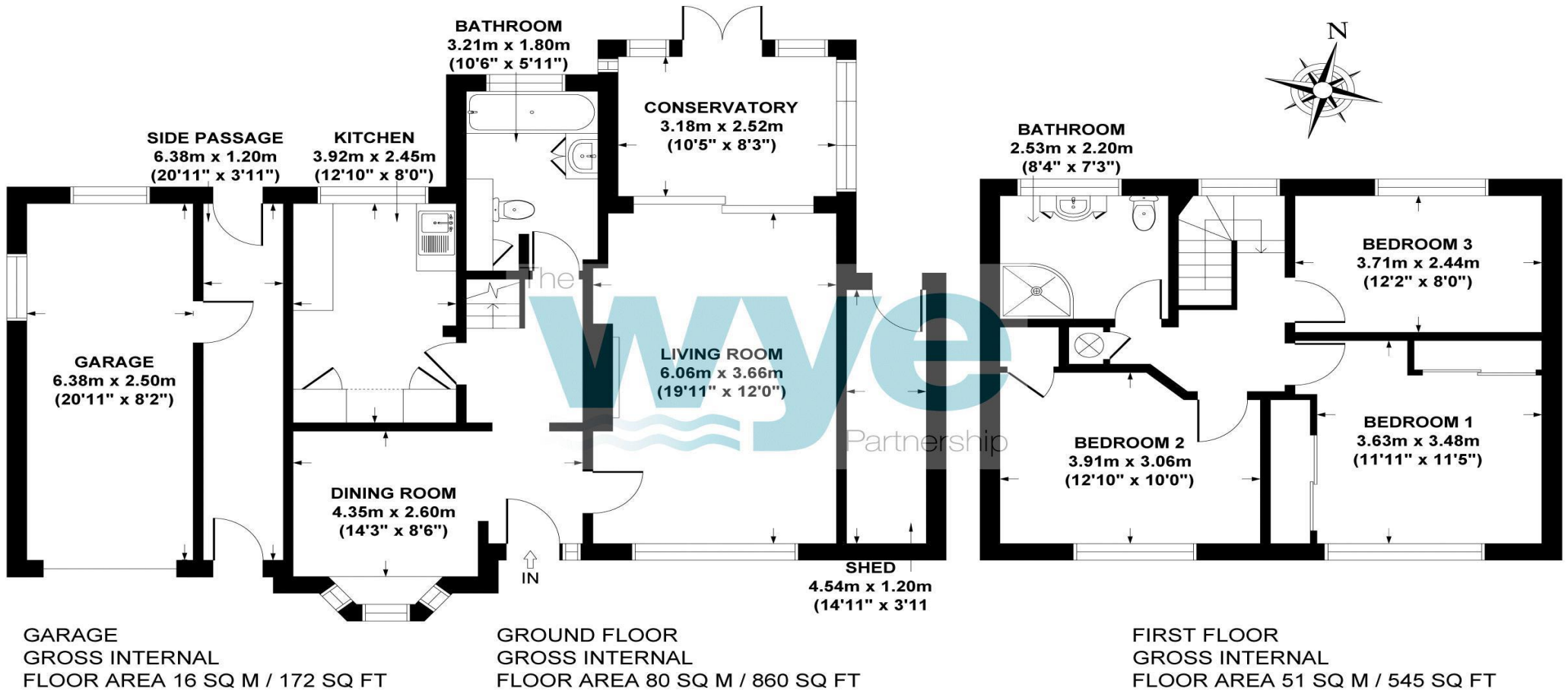
Prestwood Infant & Junior Schools The Misbourne School, mixed Secondary Boys' Grammar; Dr Challoner's, Aylesbury Grammar and The Royal Grammar School Girls' Grammar; Dr Challoner's High and Aylesbury High Upper School/All ability; The Misbourne School Mixed Grammar; Chesham Grammar and Sir Henry Floyd (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.





HONORWOOD CLOSE, PRESTWOOD, HP16 9HJ
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 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership