



Ashdown, Greenlands Lane, Prestwood, Buckinghamshire, HP16 9QU

Ashdown was built in 1949 to the specification of the current owner's father. The house has been well maintained but would now benefit from some updating and has scope for extension, both at the rear and into the roof (STPP). There are full height houses on either side so there is good reason to believe that a similar extension could be carried out at "Ashdown".

Entrance hall | Two double bedrooms | Kitchen/diner | Family bathroom | Sitting room | Loft room (no staircase) | Detached garage | Front and rear gardens

Ashdown is a self-built 1940s bungalow which has been in the family since new. It is quietly located opposite fields on Greenlands Lane and sits on a generous plot surrounded by mature trees and hedging. There is ample scope for remodelling and extension (STPP).

On entering the bungalow there are front aspect bedrooms either side of the central hallway, both with fitted wardrobes. The kitchen/diner is at the rear of the property and is fitted with a neutral range of beech effect units with space and plumbing for a washing machine, space for a fridge freezer plus an integrated ceramic hob and fan oven. There is an airing cupboard hidden behind the door from the hallway and a dining area suitable for a table on the opposite side of the door to the kitchen. A door from the kitchen leads outside to a covered car port. The double aspect sitting room is opposite the kitchen and has a French door to the garden and built-in storage. The family bathroom is fitted with a quadrant shower unit, vanity basin and W.C.

The loft has been fitted with a dormer window ideal for a loft extension but there is no staircase; access is via a loft ladder. Outside the gardens are level and enclosed with a combination of shrub and flower beds and vegetable/fruit beds plus mature trees. A keen gardener will thoroughly enjoy bringing the garden back to its former glory. The house is set well back from the road behind mature shrubs and trees. There is an area of lawn with raised beds and a concrete driveway leads past the house to a detached timber garage at the rear.

Price... £650,000 *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 offices in Prestwood turn into Honor End Lane and follow the road away from the centre of the village and take the second turning on the right into Greenlands Lane. The house will be found on the right indicated by a Wye Country 'For Sale' board.

Additional Information

Council Tax band E
EPC band D

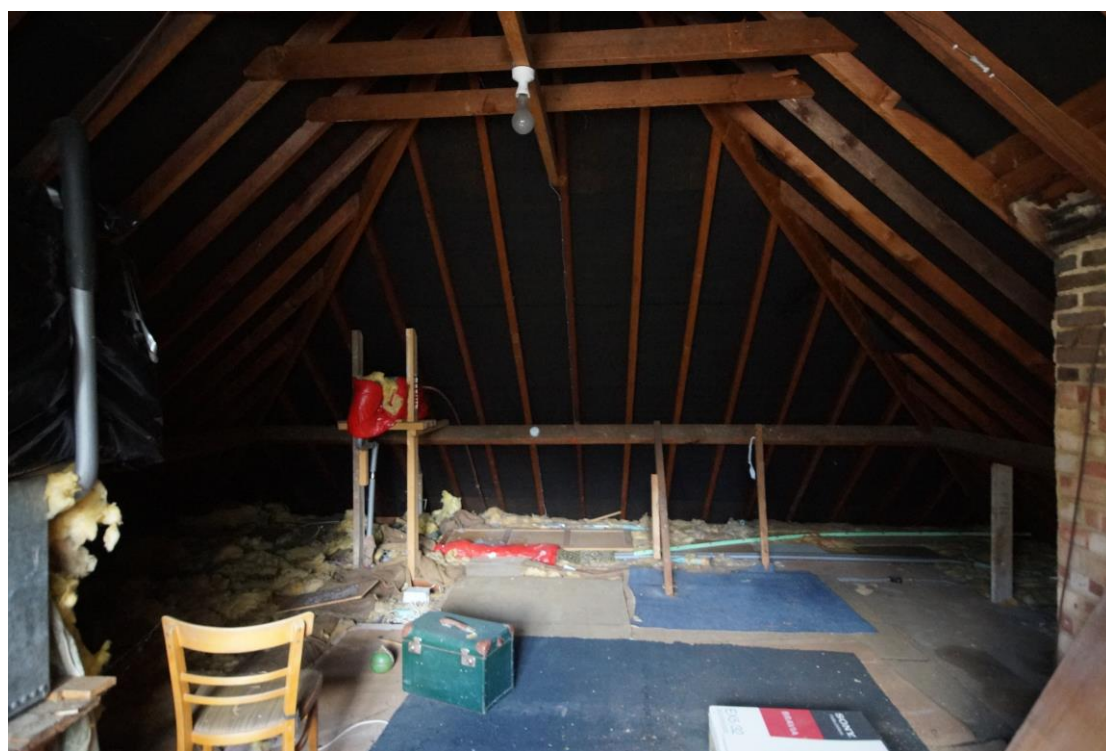
School Catchment

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

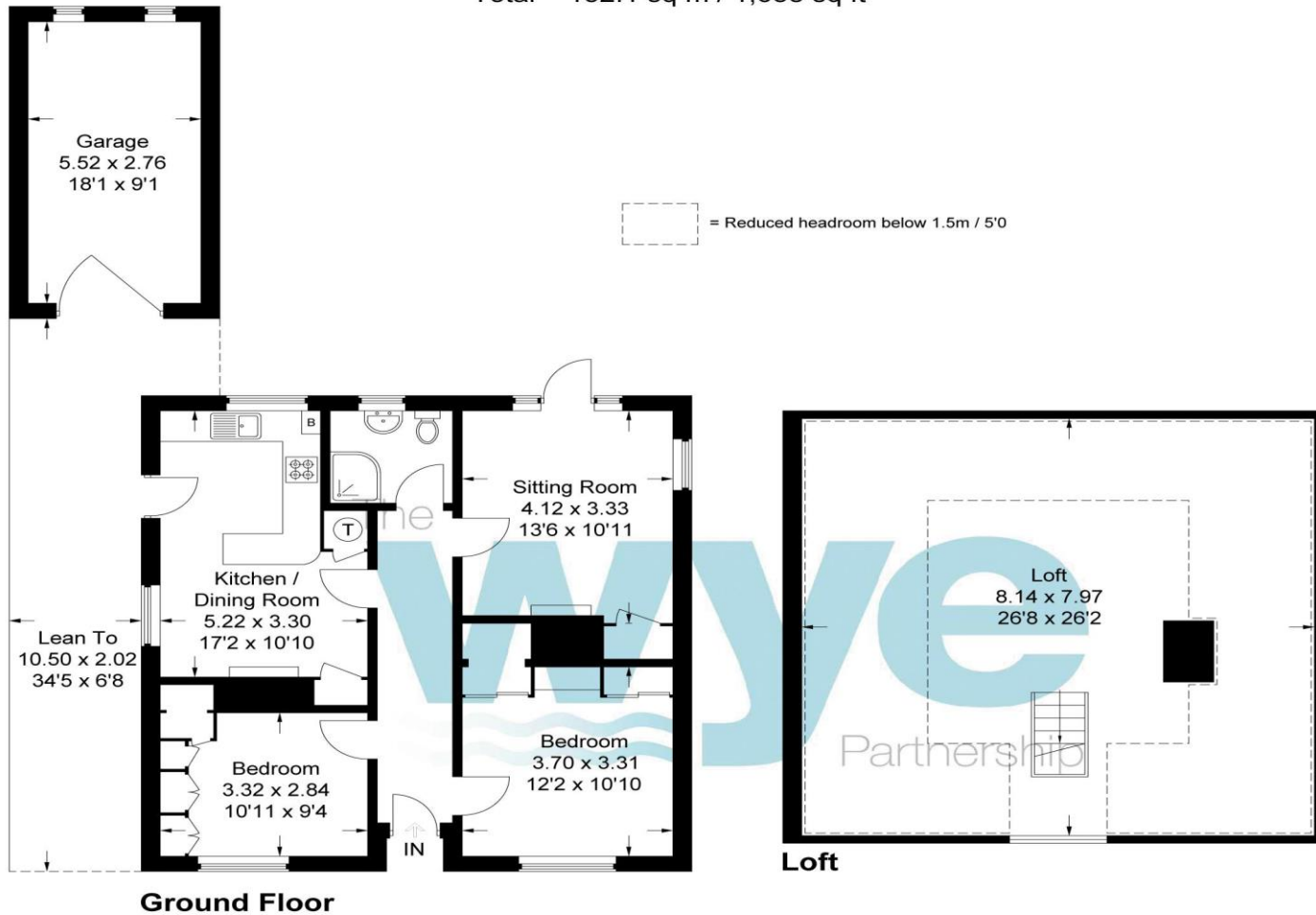
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser.

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.



Ashdown

Approximate Gross Internal Area
Ground Floor = 70.3 sq m / 757 sq ft
Loft = 66.4 sq m / 715 sq ft
Garage = 15.4 sq m / 166 sq ft
Total = 152.1 sq m / 1,638 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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