



## 40 Fairacres

Prestwood  
Buckinghamshire  
HP16 0LE

£370,000

- Extended 3 bedroom mid-terraced house in need of refurbishment
- Central village location convenient for schools and shops
- Well-proportioned extended sitting room
- Integral Garage and Driveway parking
- No onward chain



## PROPERTY FACTS

An extended three bedroom, family home in need of updating situated in the heart of the village convenient for the shops and excellent local schools.

Briefly accommodation comprises of: Entrance porch, sitting room, dining room, study area, kitchen, three bedrooms and family bathroom. There is an integral garage with parking to the front.

The living room is a well-proportioned sitting area with an opening through to the dining room and study. There are doors out to the garden from the dining/ling area. The kitchen is adjacent to the hallway at the front of the house.

Upstairs; the master bedroom and bedroom three are at the front with bedroom two at the rear. The family bathroom has a coloured suite and there is a separate W.C. which could be incorporated into one room. It is neatly and tidily presented.

Outside; the gardens are level, mature and laid mainly to lawn with a south westerly aspect. The front gardens are almost level with a lawned area and a driveway leading to the integral garage.

## LOCATION FACTS

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. Nearby Great Missenden also offers a main line rail link into Central London as well as cafes, boutiques and restaurants. For more extensive requirements both High Wycombe and Amersham are approximately 4/5 miles from Prestwood.

## ADDITIONAL INFORMATION

Mains drains, electricity, gas central heating

Council Tax Band D

EPC Band Awaited

Local Authority; Buckinghamshire Council (Chiltern)

## DIRECTIONS

From our office in Prestwood, follow the High Street towards Great Missenden. Turn right into Nairdwood Lane and second right into Fairacres, No 40 will be found in small cul-de-sac on the righthand side just beyond the turning into Wrights Lane.

## DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agents "Wye Country" and neither does any person have any authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of an offer or a contract.

