



80a CLARE ROAD

PRESTWOOD

BUCKINGHAMSHIRE

HP16 0NU

A two bedroom, detached bungalow, close to the village centre, with driveway parking, garage and pretty gardens offering great potential for improvement.

Entrance porch | Kitchen | Sitting Room | Conservatory | Two bedrooms | Shower room | Rear porch | Garage | Driveway parking | Mature gardens | No onward chain

80a Clare Road is a two bedroomed detached bungalow "tucked away" in a small cul-de-sac just off Clare Road close to the heart of Prestwood Village.

Originally built in the 1980's this well-proportioned detached bungalow offers well planned living accommodation which briefly comprises; enclosed entrance porch which opens into the reception hall which in turn has double doors opening into the living room which features an attractive fireplace and access to the conservatory. The kitchen is fitted with Oak fronted units and there is a utility lobby to the rear with plumbing for washing machine and access into the garden. There are two good sized double bedrooms and a bathroom.

Outside, the property has a detached garage with light and power and an up and over door. To the rear is a boiler/garden room with the gas fired boiler. The gardens are accessed through a gated entrance between the garage and bungalow. They are very private and enclosed with well stocked flower and shrub beds. The nearby village centre is only a short level walk away, and the property is being offered with immediate vacant possession.

DIRECTIONS

From our office in Prestwood, follow the High Street towards Great Kingshill. Take the first turning left into Clare Road and first right, still Clare Road. 80a can be found straight ahead of you.

Price... £425,000 ... Freehold



AMENITIES

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, 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, The Royal Grammar School, Aylesbury Grammar
Girls' Grammar; Dr Challoner's High School, Aylesbury High
Mixed Grammar; Chesham, Sir Henry Floyd
Upper School/All ability; The Misbourne
(We recommend you check accuracy and availability at the individual schools)

ADDITIONAL INFORMATION

Council Tax Band E | EPC Band D

To view this property, please contact:

Wye Country, 120 High Street,
Prestwood

Tel: 01494 868000

Email: prestwood@wyecountry.co.uk

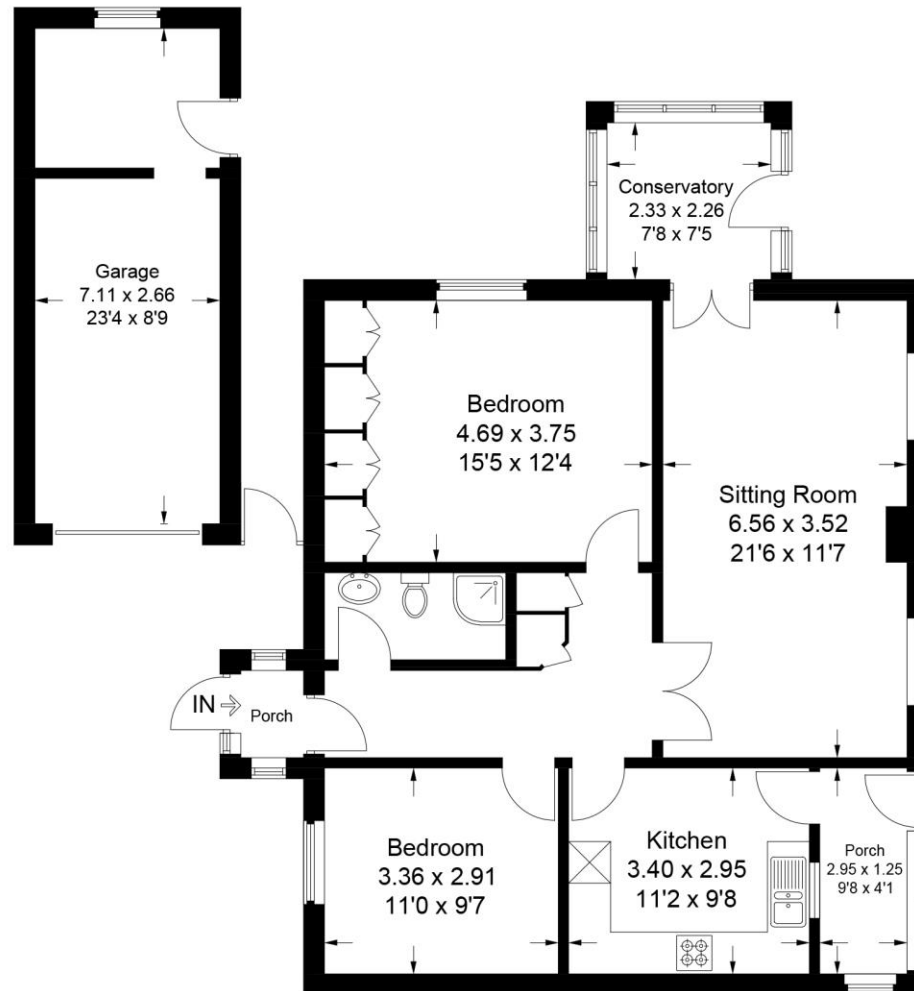
MORTGAGE

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 = 88.5 sq m / 952 sq ft
Garage = 19.2 sq m / 207 sq ft
Total = 107.7 sq m / 1,159 sq ft



Ground Floor

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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