



107 Wrights Lane
Prestwood

TIM RUSS
& COMPANY



107 Wrights Lane
Prestwood, Great
Missenden,
Bucks HP16 0LB

Situated off a quiet walkway is this three bedroom semi detached family home on this popular development, close to village amenities and regarded schools.

Offers in the Region of £435,000



The Property

Being the end house on this pleasant walkway, the property offers excellent scope for a prospective buyer to extend and update subject to the usual planning consents.

The accommodation in brief comprises of enclosed entrance porch, downstairs cloakroom, L shape sitting/ dining room with sliding patio doors to rear garden, opening to kitchen with a range of base and eye level units, solid wood worktops and integrated appliances.

To the first floor can be found the main bedroom with built in wardrobes, two further bedrooms both served by the family bathroom with newly installed power shower.

Outside

The property is situated on a larger than average plot with open plan front garden laid mainly to lawn and gravel pathway to front door.

There is gated access leading to side and rear garden which is a fine feature of the property laid mainly to level lawn with well stocked flower and shrubs beds, enclosed by fencing with a garage and parking to the rear.



Location

Prestwood village offers an excellent range of facilities including a Doctors' and Dentists' surgeries, butchers, post office, bakery, newsagent, post office, chemist, florist, supermarkets and Peterley Manor Farm Shop.

There is also a sports centre on Honor End Lane. Schooling is well catered for in the area for children up to the age of 11 years thereafter the Amersham/Chesham Grammar School and The Royal Grammar School for boys in High Wycombe provide secondary education.

Private schooling includes The Gateway in Great Missenden and Pipers Corner for girls in Great Kingshill nearby. The picturesque village of Great Missenden offers an historic High Street and a mainline station to London Marylebone (travel time approximately 35 minutes).



Directions

Post code for Sat Nav: **HP16 0LB**

Viewings

Strictly by appointment only.

Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Additional Information

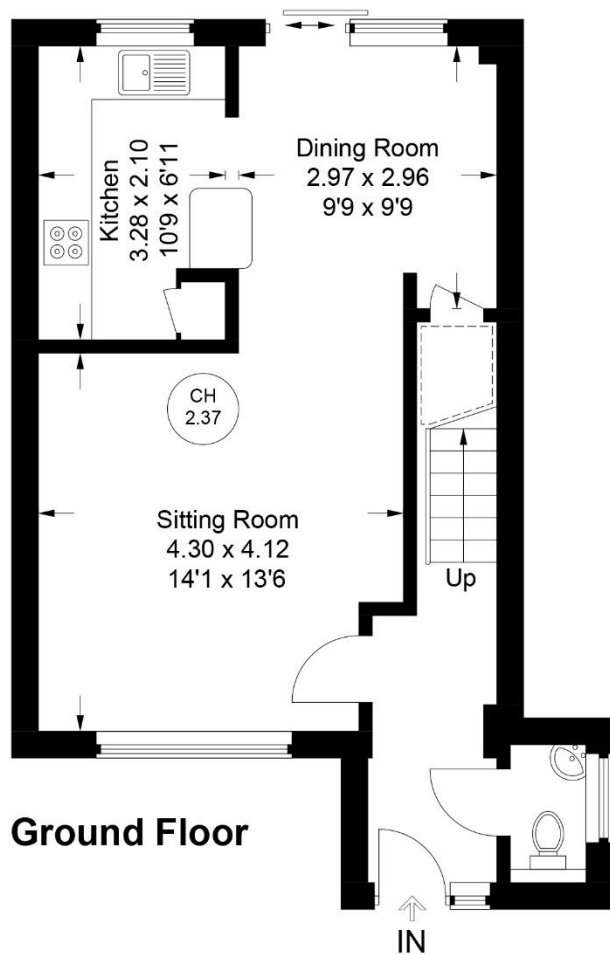
Council Tax Band: D

Tenure: Freehold

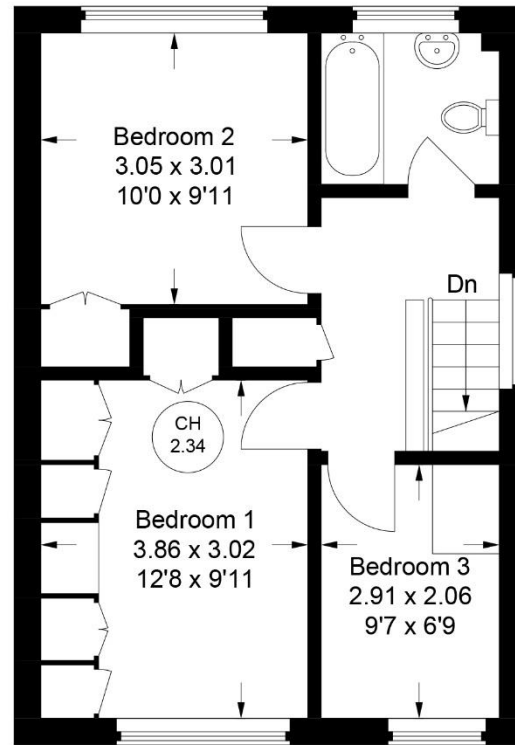
Ref: HTR2161

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





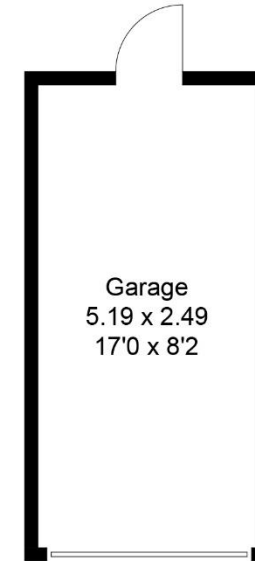
Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0

= Ceiling Height



(Not Shown In Actual Location / Orientation)

107 Wrights Lane, HP16 0LB

Approximate Gross Internal Area
 Ground Floor = 43.9 sq m / 472 sq ft
 First Floor = 39.6 sq m / 426 sq ft
 Garage = 13 sq m / 140 sq ft
 Total = 96.5 sq m / 1038 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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