



11 Green Park
Prestwood

TIM RUSS
& COMPANY



11 Green Park, Prestwood Great Missenden, HP16 0PZ

Offering excellent potential to extend STPP is this five bedroom detached family home. Located at the end of a private drive, off a quiet cul de sac, within easy access to Prestwood High Street.

Offers in the Region of £925,000



The Property

Enjoying a tucked away position with wrap around gardens is this light and spacious detached property on a good size plot, benefiting from flexible accommodation over three floors. Located within a short stroll of open countryside, local schools and village amenities, this versatile property is well appointed throughout. There is excellent potential to extend and reconfigure subject to the usual consents.

The accommodation comprises of large reception hall with turning staircase, downstairs cloakroom, 20ft triple aspect sitting room with open fireplace and sliding patio doors, 20ft fitted kitchen/dining room with built in appliances, utility room with door to integral garage.

To the first floor there are four bedrooms all served by a family bathroom. To the second floor there is a fifth bedroom with ensuite bathroom.

Outside

To the front of the property there is ample driveway parking leading to an integral garage.

The wrap around gardens are a delightful feature facing south to the rear, with wide terrace/seating area immediately adjoining the property. They are laid mainly to lawn with a variety of mature shrubs and enclosed by hedging and fencing.

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 0PZ**

Viewings

Strictly by appointment only.

Mortgage

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

Additional Information

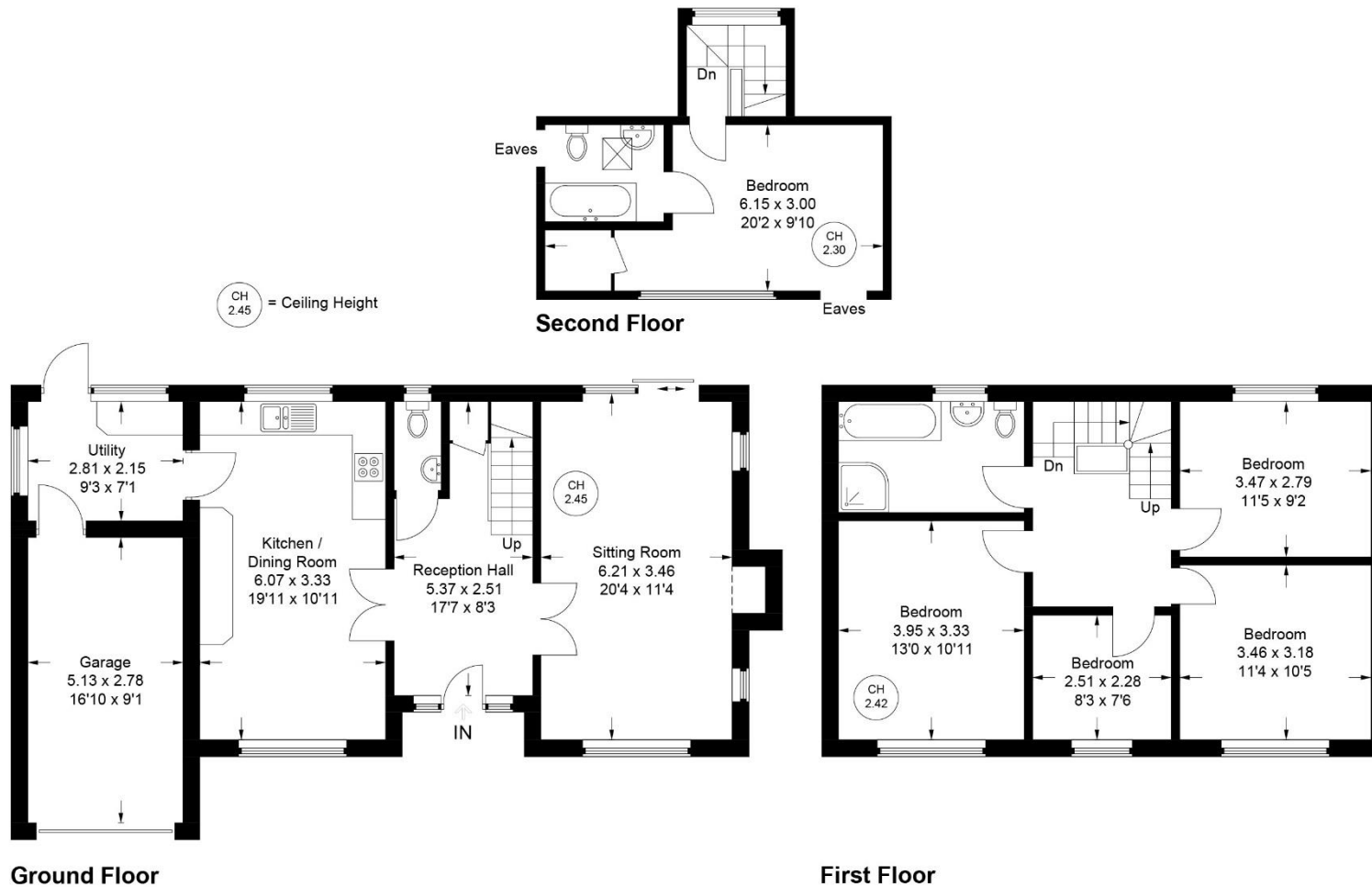
Council Tax Band: G

Tenure: Freehold

Ref: HTR2100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





Prestwood

Approximate Gross Internal Area
 Ground Floor = 80.5 sq m / 866 sq ft (Including Garage)
 First Floor = 58.6 sq m / 631 sq ft
 Second Floor = 21.5 sq m / 231 sq ft
 Total = 160.6 sq m / 1728 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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