



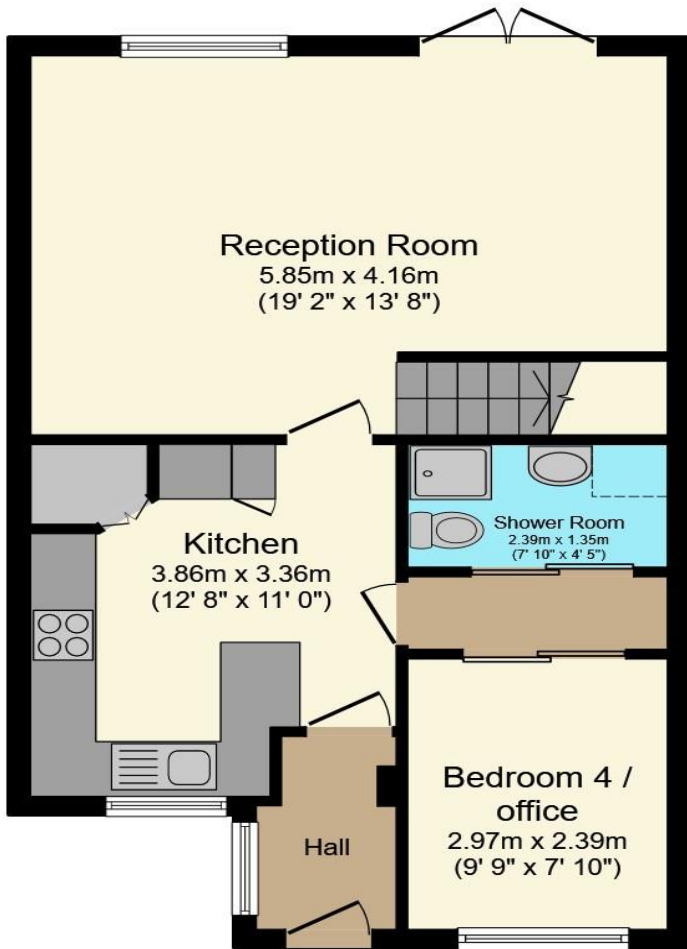
**Wrights Lane, Prestwood, Great Missenden HP16 0LG**

**welcome to**

**Wrights Lane, Prestwood, Great Missenden**

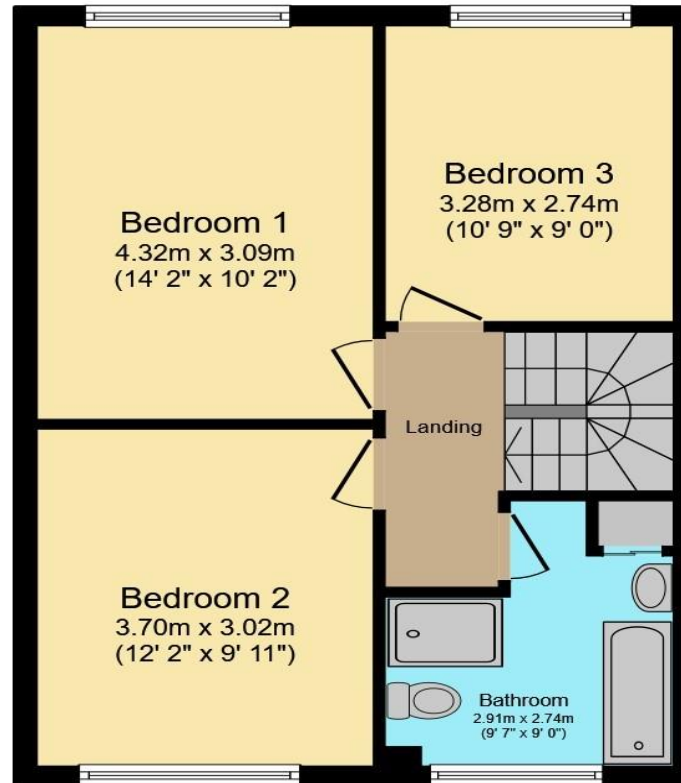
An exceptionally well presented, three / four double bedroom, two bathroom family home. The property provides 1,082sqft of versatile living accommodation. Situated in the lovely village of Prestwood the property offers off-street parking, an EV charger and a well maintained rear garden.





### Ground Floor

Floor area 53.0 sq.m. (571 sq.ft.) approx



### First Floor

Floor area 47.5 sq.m. (511 sq.ft.) approx

Total floor area 100.5 sq.m. (1,082 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by Focal

### Hallway

### Kitchen

12' 8" max x 11' max ( 3.86m max x 3.35m max )

### Bedroom 4/ Office

9' 9" x 7' 10" ( 2.97m x 2.39m )

### Lounge

19' 2" max x 13' 8" max ( 5.84m max x 4.17m max )

### Shower Room

7' 10" x 4' 5" ( 2.39m x 1.35m )

### Bedroom 1

14' 2" x 10' 2" ( 4.32m x 3.10m )

### Bedroom 2

12' 2" x 9' 11" ( 3.71m x 3.02m )

### Bedroom 3

10' 9" x 9' ( 3.28m x 2.74m )

### Bathroom

9' 7" max x 9' max ( 2.92m max x 2.74m max )

welcome to

## Wrights Lane, Prestwood Great Missenden

- THREE/FOUR DOUBLE BEDROOMS
- LOUNGE ONTO REAR GARDEN
- SPACIOUS MODERN KITCHEN
- GROUND FLOOR SHOWER ROOM
- 1ST FLOOR BATHROOM

Tenure: Freehold EPC Rating: D

# £450,000



Please note the marker reflects the postcode not the actual property

check out more properties at [brownandmerry.co.uk](http://brownandmerry.co.uk)



Property Ref:  
CSM103096 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**01494 775650**



[chesham@brownandmerry.co.uk](mailto:chesham@brownandmerry.co.uk)



3 Market Square, CHESHAM, Buckinghamshire,  
HP5 1HG



**[brownandmerry.co.uk](http://brownandmerry.co.uk)**