





35-37 High Street, Prestwood,  
Great Missenden,  
Buckinghamshire, HP16 9EJ

A rare opportunity to acquire this commercial unit and spacious two bedroom maisonette which sits on a large plot with driveway parking and NO ONWARD CHAIN. The property is located on the High Street of the popular village of Prestwood within close proximity to local schools, shops and transport facilities including Great Missenden train station which connects to London Marylebone. The commercial unit on the ground floor comprises of; large open plan show room, separate office, spacious kitchen and guest toilet. The top floor maisonette comprises of; spacious living room (21'11" x 10'7"), dining room, large contemporary fitted kitchen, two double bedrooms and family bathroom. The property further benefits; driveway parking, large enclosed rear garden, garage, gas central heating and UPVC double glazing.

- POSSIBLE DEVELOPMENT OPPORTUNITY (STPP)
  - COMMERCIAL UNIT & MAISONETTE
    - LARGE PLOT & GARDENS
    - SHORT WALK OF SHOPS
  - WALKING DISTANCE OF GREAT MISSENDEN STATION
    - NO ONWARD CHAIN
    - DRIVEWAY PARKING
      - GARAGE
    - GAS CENTRAL HEATING
    - UPVC DOUBLE GLAZING









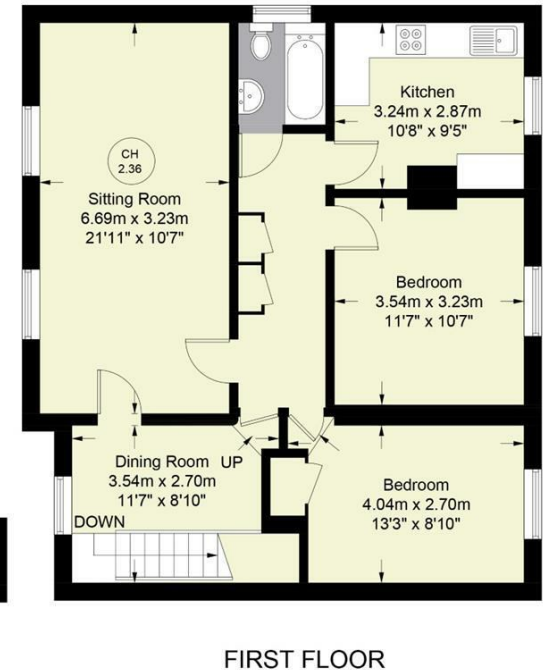


## High Street

Approximate Gross Internal Area  
Ground Floor = 1032 sq ft / 95.9 sq m  
Garage = 336 sq ft / 31.2 sq m  
Total = 1368 sq ft / 127.1 sq m



Approximate Gross Internal Area  
Ground Floor = 45 sq ft / 4.2 sq m  
First Floor = 841 sq ft / 78.1 sq m  
Total = 886 sq ft / 82.3 sq m



Floor Plan produced for Hursts 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.

Hurst Estate Agents

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.