



8 Graeme Avenue, Prestwood, Buckinghamshire, HP16 0NT

Offered to the market is this bright and spacious **FOUR BEDROOM** terraced family home presented in **IMMACULATE CONDITION** throughout. The property is located in a quiet and tucked away cul-de-sac in the heart of Prestwood village within walking distance to local schools, shops and transport facilities, including Great Missenden train station (which connects to London Marylebone). The accommodation comprises: entrance hall, guest cloakroom/shower room, lounge/diner, modern fitted kitchen, utility room, family room/bedroom four, master bedroom with walk in dressing room and access to versatile loft room, two further double bedrooms, and modern fitted four piece family bathroom. The property further benefits: second fully boarded loft space with pull down ladder & lighting, bespoke fitted wardrobes, enclosed rear garden, large garden studio/home office, driveway parking for two cars, gas central heating and UPVC double glazing.



- QUIET CUL-DE-SAC
- SOUGHT AFTER VILLAGE LOCATION
- SHORT WALK TO SHOPS & SCHOOLS
- GUEST CLOAKROOM/SHOWER ROOM
 - GARDEN STUDIO/HOME OFFICE
 - FOUR BEDROOMS
 - VERSATILE LOFT ROOM
- DRIVEWAY PARKING FOR TWO CARS
 - GAS CENTRAL HEATING
 - UPVC DOUBLE GLAZING







Graeme Avenue

Approximate Gross Internal Area
Ground Floor = 647 sq ft / 60.1 sq m
First Floor = 504 sq ft / 46.8 sq m
Loft = 99 sq ft / 9.2 sq m
Outbuilding = 151 sq ft / 14 sq m
Total = 1401 sq ft / 130.1 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

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