



**3 Sixty Acres Road, Prestwood, Buckinghamshire, HP16 0PD**

*A bay fronted, charming, four bedroom detached family home, offered to the market with no onward chain, enjoying a non-estate location close to the village centre*

Porch | Entrance Hall | Cloakroom | Study | Kitchen | Dining Room | Living Room | Landing | Four Bedrooms | En-Suite | Family Bathroom | Double Length Garage | Front Driveway | Enclosed Rear Garden

An attractive detached, four-bedroom, neo-Georgian, home built in the early 1970's. Whilst this much loved family home is well presented it would benefit from some general updating and has scope for extension (STTP). The property is ideally located in a non-estate, residential, setting close to the village centre amenities and benefits from a large driveway and enclosed front garden, bordered by box hedging and a wall. At the end of the drive, and to the side of the house and rear garden, is a double length garage with electric door, perfect for the addition of a home office/gym.

The house is accessed via a covered porch leading to the entrance hall, with access to a cloakroom, study and living room. The study enjoys a front aspect, while the 21' bay fronted living room is double aspect with French doors onto the rear patio and garden, a further pair of double, glass doors open to the dining room. A feature electric fire with brick surround and tiled hearth provides a focal point. The good size, separate, dining room is rear aspect and leads to the kitchen that has side access to the driveway. The kitchen overlooks the rear garden and benefits from a range of floor and wall mounted units, double oven, inset electric hob and separate utility area with butler sink. There is scope to knock the dining room and kitchen together to make an eat-in kitchen diner.

Upstairs, there are four bedrooms; three doubles and a single with an en-suite bathroom to the front-aspect, principle bedroom, which also benefits from built in wardrobes, as does the second bedroom to the rear. A family bathroom completes the first floor with a four-piece suite including bath and shower.

To the rear is a pleasant, level garden, laid mainly to lawn, with mature planting to borders and patio area, enclosed by closed boarded fencing. There is also access to the rear of the double length garage.

**Price... £750,000** *Freehold*



## LOCATION

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops, ie Butchers, Hairdressers, Newsagents, Post Office, Chemist, Florist and Supermarkets, together with Doctors' and Dentists' surgeries. Nearby Great Missenden also offers a main line rail link into Central London which is ideal for the commuter. For more extensive requirements both High Wycombe and Amersham are approximately 4/5 miles from Prestwood.

## DIRECTIONS

From our office in the village, proceed along the Wycombe Road for a short distance, taking the 3rd turning on the left into Sixty Acres Road and the property can be found immediately on the left hand side

## Additional Information

Council Tax Band G  
EPC Band D

## School Catchment

Prestwood Infant & Junior Schools The Misbourne School, mixed Secondary Boys' Grammar; Dr Challoner's, Aylesbury Grammar and The Royal Grammar School Girls' Grammar; Dr Challoner's High and Aylesbury High Upper School/All ability; The Misbourne School Mixed Grammar; Chesham Grammar and Sir Henry Floyd (We recommend you check accuracy and availability at the individual schools)

## MORTGAGE

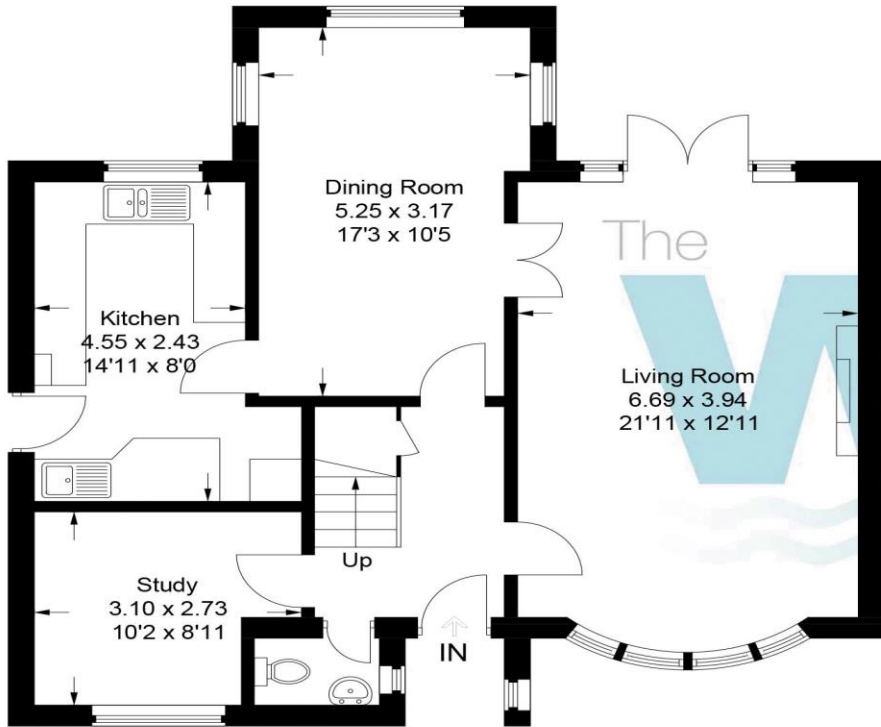
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

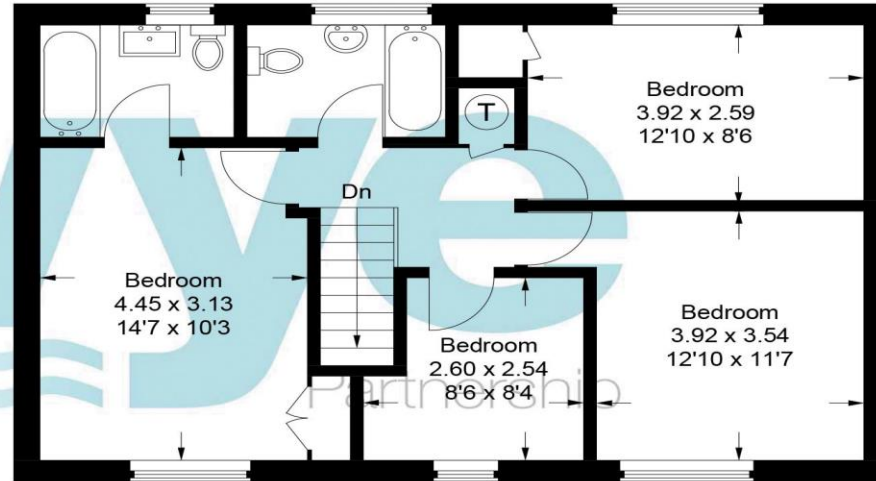


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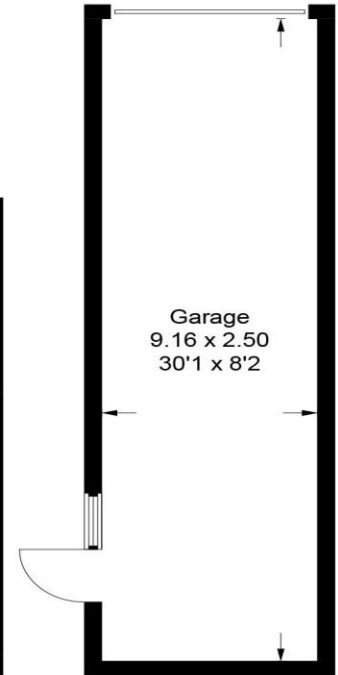
Approximate Gross Internal Area  
Ground Floor = 72.6 sq m / 781 sq ft  
First Floor = 59.2 sq m / 637 sq ft  
Garage = 22.9 sq m / 246 sq ft  
Total = 154.7 sq m / 1664 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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The **wye** Partnership