



1 Oaken Grove, Prestwood, Buckinghamshire, HP16 0SD

A well presented, extended four bedroom family home, ideally situated on the popular Lodge Lane development

| Entrance Hall | Cloakroom | Dining/Sitting Room | Kitchen | Sitting Room | Four Bedrooms | En-Suite to Main Bedroom and Walk-In Wardrobe | Family Bathroom | Enclosed Rear Garden | Garage | Driveway | Front and Side Gardens | No Onward Chain |

Located on the edge of the ever popular Lodge Lane development is this skillfully extended four bedroom family home. Much loved and improved by the current owners, the house offers above average accommodation for this style of house with a great feeling of space around the property with front and side areas of lawn.

Accessed via the front porch, containing a cloakroom, the generous entrance hall has stairs rising to the bedrooms and access to the first reception room, currently used as a dining room. Laminate wood flooring flows from the entrance hall to the front aspect dining room. The kitchen runs across the back of the house with tiled flooring, a range of floor and wall mounted units and granite work tops with inset stainless steel butler sink. There is space and plumbing for an American Style fridge freezer, an integrated dishwasher and washing machine and five ring range cooker. A breakfast bar provides a wonderful sociable, entertaining area to the kitchen.

Off the kitchen is the wonderful main sitting which enjoys a triple aspect and patio doors onto the rear garden. The enclosed rear garden benefits from a pavor patio, area of lawn, access to the garage and gate to the front. Being an end terrace this property also enjoys garden areas to the front and side of the property.

Upstairs are four bedrooms and family bathroom. The large main bedroom, with a front aspect, benefits from a walk-in wardrobe and fully tiled en-suite shower room. The family bathroom comprises of a bath with rain effect shower over, hand wash basin and wc. Bedroom two, overlooking the front, is a good size double room with full length built in mirrored wardrobes. Bedroom three to the rear overlooks the garden and bedroom four would make an ideal study/nursery.

Offered to the market with no onward chain, the property offers that extra space for a growing family.

Price... £545,000 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 Prestwood follow the Wycombe Road towards High Wycombe for about half a mile. Pass Wren Davis dairy on the right and take the next left into Lodge Lane. 1 Oaken Grove will be found a short distance down on the left indicated by a for sale board.

Additional Information

Council Tax Band E
EPC Band C

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

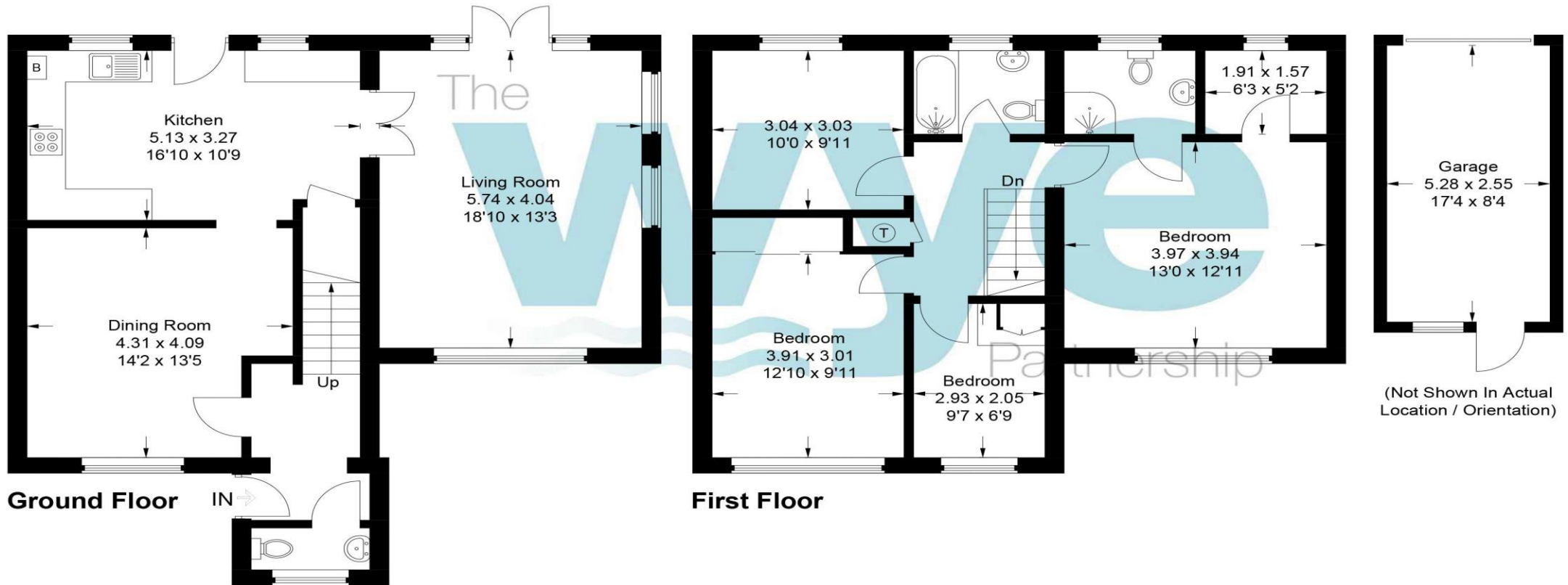
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



1 Oakengrove

Approximate Gross Internal Area
Ground Floor = 70.0 sq m / 753 sq ft
First Floor = 65.6 sq m / 706 sq ft
Garage = 13.5 sq m / 145 sq ft
Total = 149.1 sq m / 1,604 sq ft



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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120 High Street, Prestwood, Buckinghamshire, HP16 9HD
01494 868 000
prestwood@wynecountry.co.uk
wyeres.co.uk

The **wye** Partnership