



15 Wardes Close, Prestwood, Buckinghamshire, HP16 0SA

An extended, three bedroom, semi-detached house in the heart of Prestwood village with an attached garage and an enclosed south-facing garden. The house is clean and tidy and well-presented with scope for further alteration to update the layout to a more contemporary style.

Entrance hall | Sitting room | Dining room | Snug | Kitchen | Three bedrooms
| Family bathroom | Garage

The property is quietly located on the estate towards the end of the road.

On entering the property the roughly square, sitting room is on the right with windows overlooking the front. The sitting room in this model of house lends itself to flexible furniture layouts, the current vendors have a feature electric fireplace against the wall as a focal point. A door leads into the dining room, which was originally the end of the house, and opens up again into a further reception room which opens out onto the garden through French doors. The central dining room houses the cupboard under the stairs for storage and a second door into the kitchen. This is galley-style, and has also been extended to match the end of the snug, and is fitted with a comprehensive range of white country-style units with a slot in cooker and space and plumbing for a washing machine and dishwasher plus space for a tall fridge-freezer. There is ample scope to remove walls to create a large eat-in kitchen/dining room as the central hub of the home (subject to building regulations approval). There is further scope to open the house up into the garage to create a cloakroom/utility room or wet room, again subject to approval.

Upstairs, the family bathroom, currently fitted with a walk-in shower, W.C and basin, and clean, white tiles, is at the top of the stairs. There are three bedrooms upstairs, two doubles and a single, with the two largest bedrooms having fitted wardrobes.

Outside, the property is set back from the road with off-street parking in front of the house and in front of the single garage. The rear gardens are level, and enclosed, and south-facing with a sunny patio and borders with mature shrubs and planting.

Price... £425,000 *Freehold*



LOCATION

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops: a butcher, newsagent, Post office, chemist, florist and two small supermarkets, together with Doctors' and Dentists' surgeries. There are local schools for children up to the age of 11 years. For secondary education see further information below. 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 Great Kingshill. Pass Wren Davies dairy on your right, take the next left into Lodge Lane and the first left onto Wren Road and then immediately left into Wardes Close. Number 15 will be found towards the end of the road on the left.

Additional Information

Council Tax Band D
EPC Band C

School Catchment

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

MORTGAGE

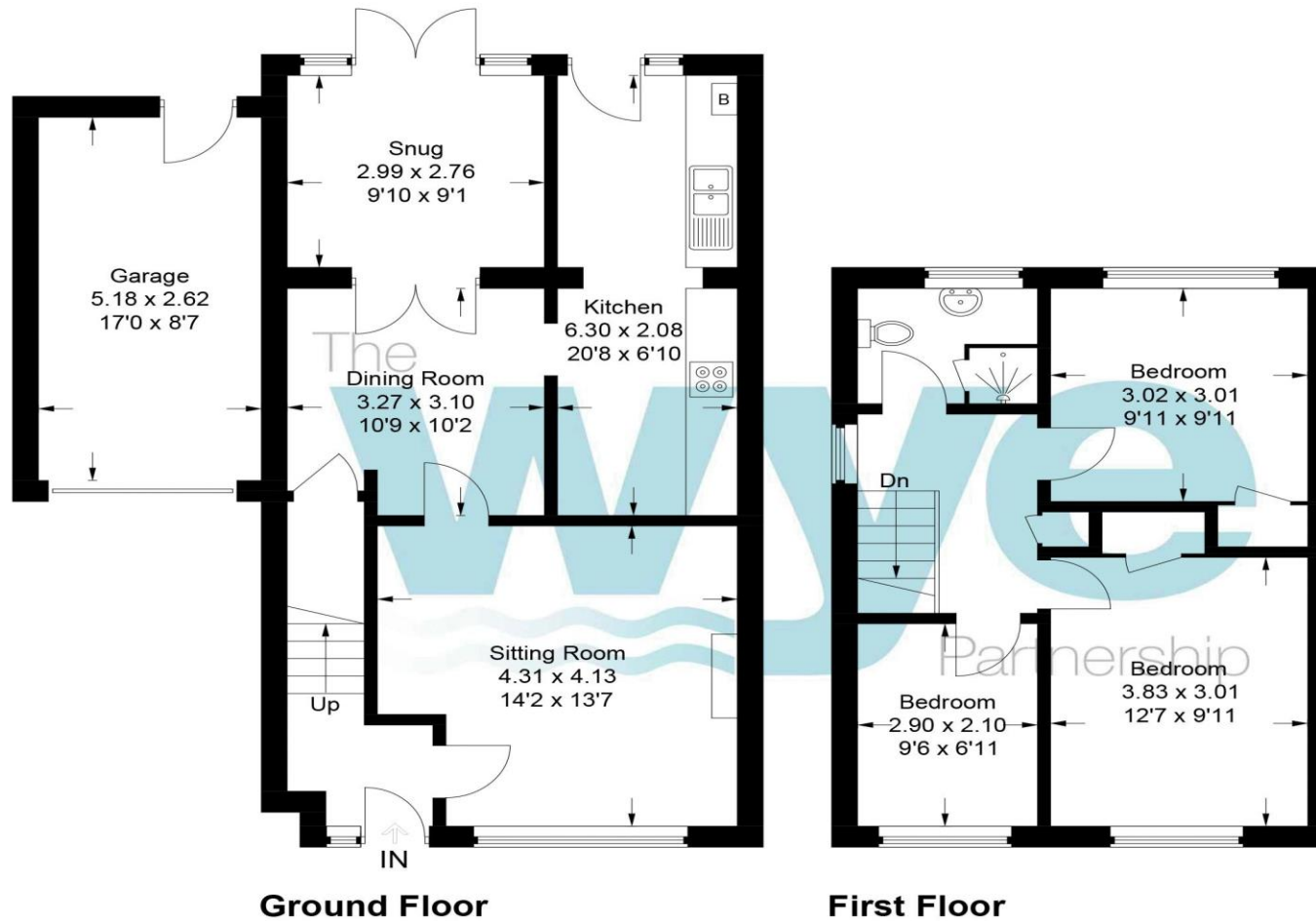
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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15 Wardes Close

Approximate Gross Internal Area
Ground Floor = 56.7 sq m / 610 sq ft
First Floor = 40.4 sq m / 435 sq ft
Garage = 13.6 sq m / 146 sq ft
Total = 110.7 sq m / 1,191 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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