



39 Blacksmiths Lane, Prestwood, Buckinghamshire, HP16 0NP



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*An immaculately presented and extended, four double-bedroom, semi-detached house in a tucked-away location in the heart of the village. The house is in walk-in condition with a modern kitchen and bathrooms and flexible accommodation. Outside, the back garden is level with mature planting and with a patio for entertaining, there is ample parking at the front which is secure and screened from passers-by with a fence and five-bar gate.*

Entrance hall | Family room | Sitting/dining room | Kitchen | Utility room | Cloakroom  
| Four double bedrooms | Two bathrooms - one ensuite | Off street parking

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Blacksmith's Lane ends in a cul-de-sac with a pedestrian walk through that leads into Honor Road, this property is quietly located at the far end with virtually no passing traffic in a safe and private location.

The entrance hall is light and bright and fitted with a beech laminate floor that continues into the cloakroom. The family room is on the left and is double aspect with a window the front and side. To the right is the sitting/dining room which is double aspect with a feature multi-burner stove and French doors out to the garden. The door to the eat-in kitchen is at the garden-end of the sitting room. It is fitted with a range of beech, Shaker-style, kitchen units with quartz work surfaces and integrated appliances including a Bosch double oven and induction hob. There is space for a large fridge-freezer. The utility room is off the kitchen with space and plumbing for a dishwasher and washing machine and space for a tumble drier with plenty of storage.

Upstairs, the airing cupboard is on the landing and doors to the four, double bedrooms and family bathroom. The main bedroom is rear aspect and fitted with a range of wardrobes and a door to the fresh and bright ensuite, which has a quadrant shower cubicle, W.C. and vanity unit and tiled walls and floor. The remaining bedrooms are front aspect with one having fitted wardrobes, and another being used as a large office with ample room for two people to share. The refitted bathroom comprises of a white suite of bath, with shower over, W.C. and basin with tiled walls.

Outside, the rear gardens are level and enclosed with a large workshop to the rear and an Indian sandstone patio. At the front there is ample parking directly in front of the house and further parking adjacent to the road, outside the fence.

**Price... £675,000** *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 High Street towards Great Missenden. Take the second turning on the right into Blacksmith's Lane. At the end the road bends sharply right, becoming Clare Road, but also continues straight ahead. Continue along Blacksmith's Lane and the house will be found towards the end on the left.



## Additional Information

Council Tax Band E

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)

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## 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.*

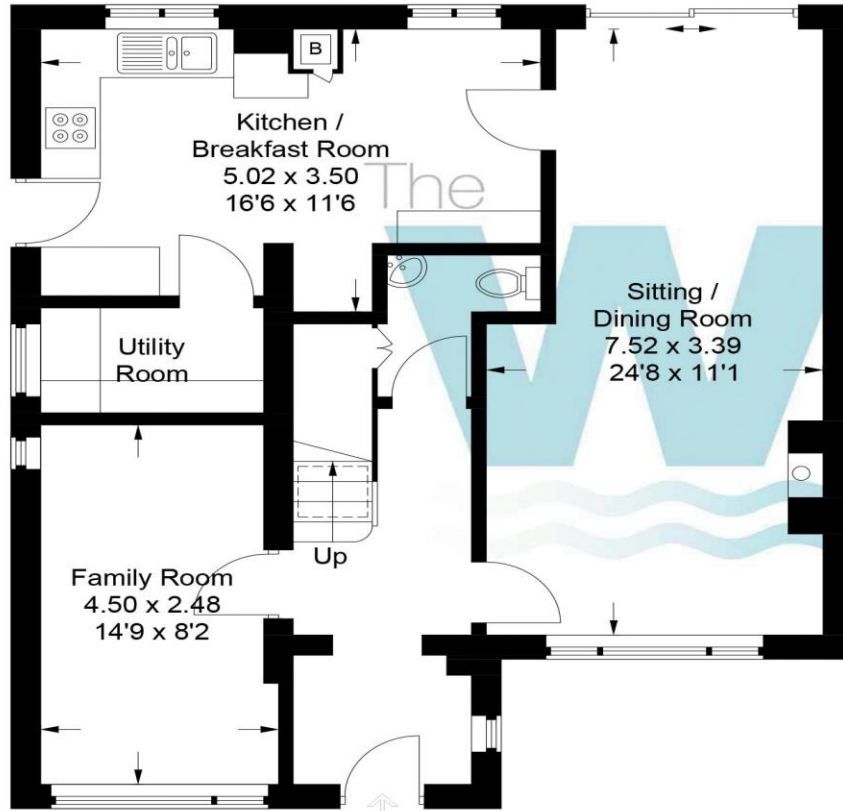


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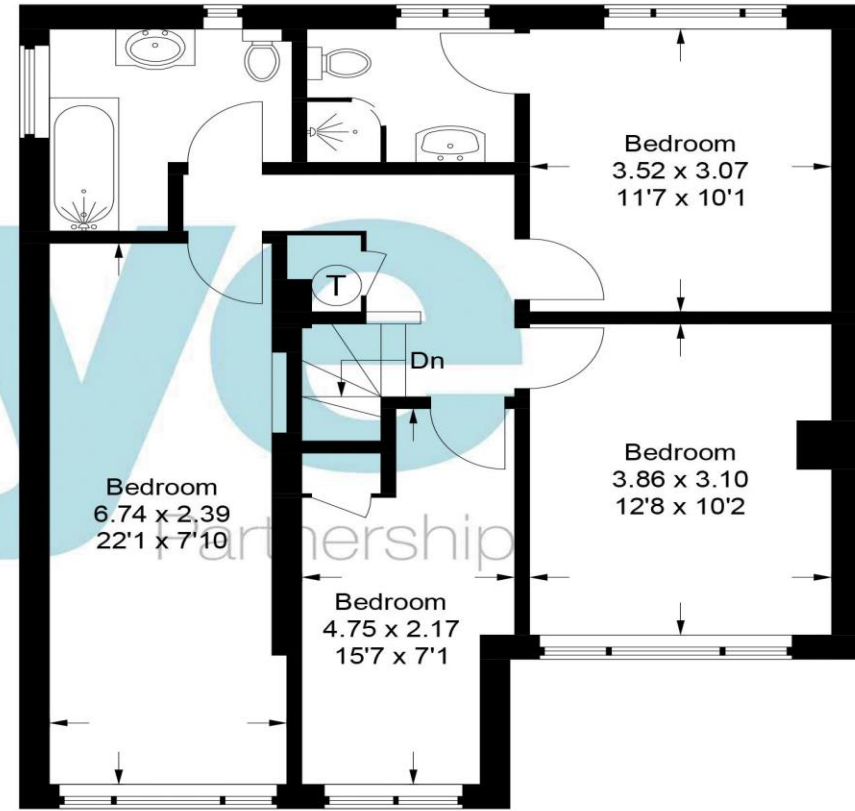
Approximate Gross Internal Area  
Ground Floor = 67.9 sq m / 731 sq ft  
First Floor = 67.3 sq m / 724 sq ft  
Total = 135.2 sq m / 1,455 sq ft



 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**

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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