



22 Peters Close, Prestwood, Buckinghamshire, HP16 9ET

A well presented, three/four bedroom town house ideally located just a short stroll from the village centre in a quiet cul-de-sac. Beautiful, high specification kitchen and bathroom and wonderful views over allotments to the rear.

| Driveway | Integral Garage | Entrance Hall | Cloakroom | Study/Bed Four | Living Room | Kitchen | Three Bedrooms | Family Bathroom | Rear Garden |

A well presented, three/four bedroom town house ideally located just a short stroll from the village centre in a quiet cul-de-sac. Updated and much loved by the current owners the property offers versatile and spacious accommodation for family living. The large windows throughout the house allow an abundance of natural light to flow through the house.

The house is accessed via a spacious and welcoming entrance hall with access to the integral garage, cloakroom and study/bedroom four. A back door leads to the pretty, enclosed rear garden. The whole ground floor could be converted into an Annex if required subject to the usual building consents.

To the first floor is an amazing 19'2 x 15'11 living room with views over the front and rear of the property and leads seamlessly to the kitchen/breakfast room. The kitchen provides all the anticipated integrated appliances including double oven, induction hob, dishwasher and fridge/freezer with work tops adding to the quality finish. A breakfast bar return provides a seating area for four and with the fully opening windows; a tranquil space for informal dining or an evening drink whilst enjoying the views over the allotments.

On the top floor are three bedrooms and luxurious family bathroom. The principle bedroom enjoys a front aspect and benefits from built in wardrobes. The third bedroom is a good size single bedroom, with front aspect. Bedroom two, adjacent to the family bathroom enjoys the far reaching views to the rear. The high quality bathroom is fully tiled with underfloor heating and consists of a four piece suite including bath, wc, hand wash basin and large walk in shower.

To the front of the property is a driveway providing parking for two vehicles and access to the garage. At the rear is an enclosed garden with 'slate' patio area providing the perfect setting for a family barbeque with an area of lawn for a kids play area. The property, within this quiet cul-de-sac, is ideally situated for local village amenities, schooling and public house.

Price... Offers in Excess of £500,000 Freehold



LOCATION

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops: a butcher, 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 offices in Prestwood follow the High Street towards Great Missenden. Peters Close is the first turning on the left and number 22 is facing you, just to the right as you reach the t-junction.

Additional Information

EPC EER Rating Band C
Council Tax Band E

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

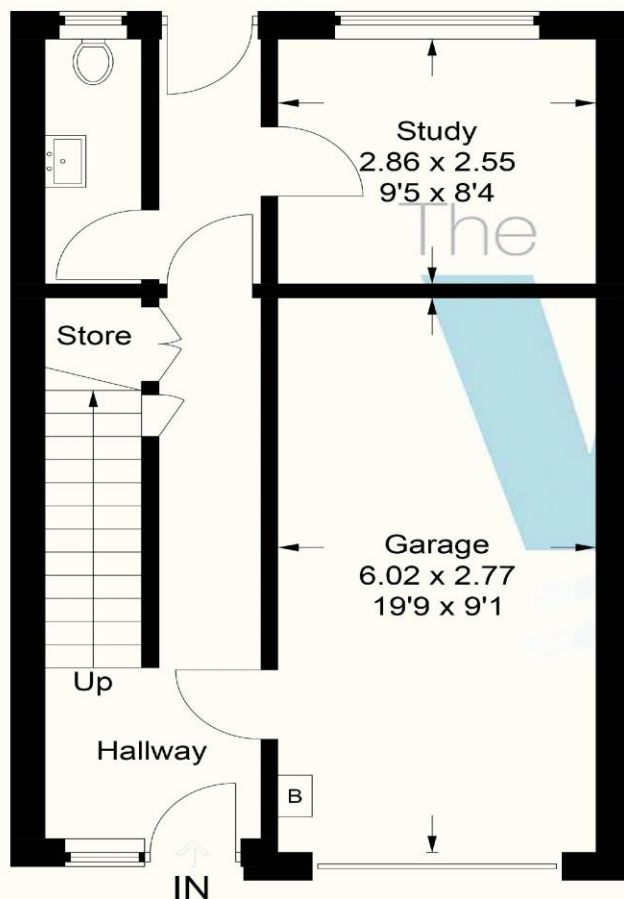
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

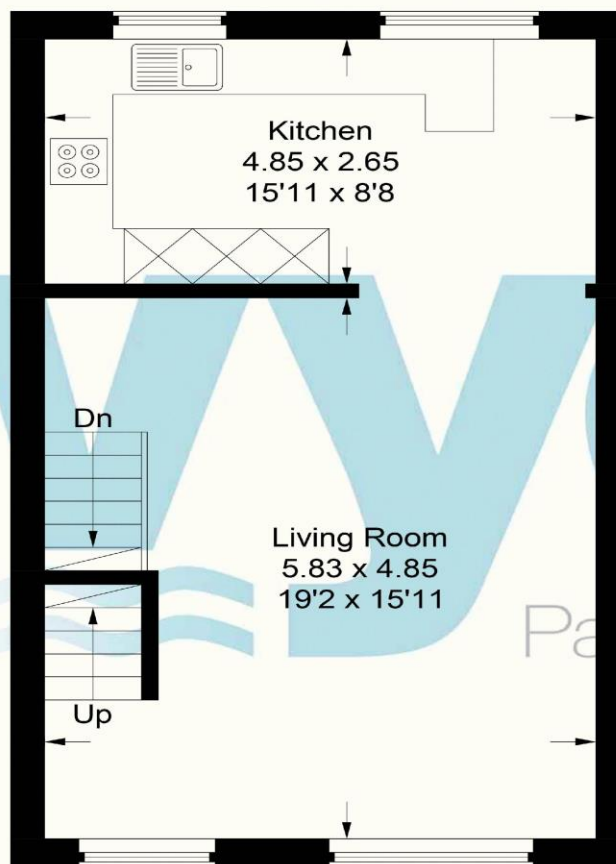


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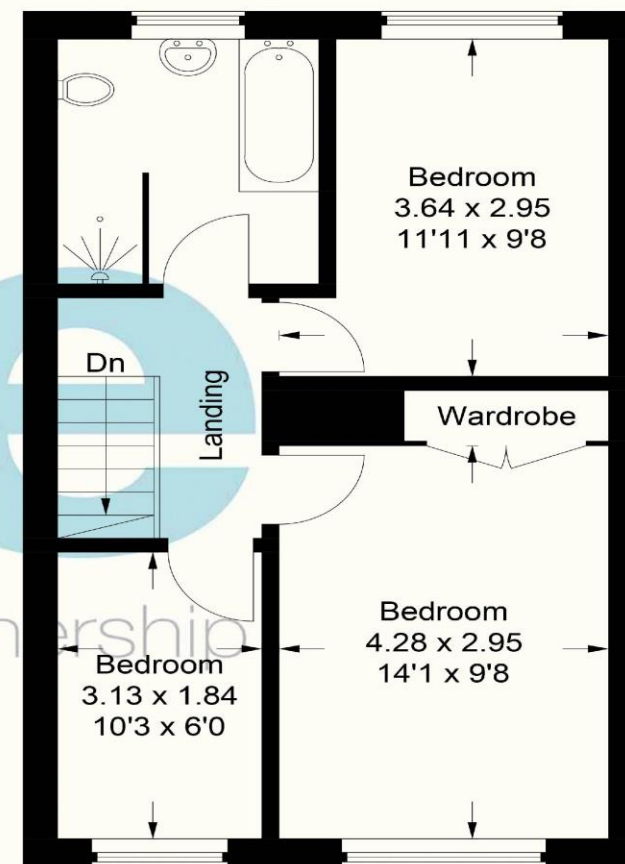
Approximate Gross Internal Area
Ground Floor = 42.6 sq m / 458 sq ft
First Floor = 41.9 sq m / 451 sq ft
Second Floor = 41.9 sq m / 451 sq ft
Total = 126.4 sq m / 1360 sq ft



Ground Floor



First Floor



Second 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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The **wye** Partnership