



27 Sixty Acres Road, Prestwood, Buckinghamshire, HP16 0PD

A very well presented and extended, 4 bedroom semi-detached house located in the heart of Prestwood village. Believed to date from 1911 this lovely house combines the best of modern layout and period feel with the added benefit of a very long garden.

Living room | Dining room | Kitchen | Utility room | Cloakroom | Family room | Four bedrooms | Family bathroom | Driveway parking

The property is approached across a generous brick paver driveway (with electric car-charging point) with parking both in front and to the side of the house.

The stable front door leads directly into the front sitting room, currently used as a home-office, which has an original open fireplace with tiled surround and slate hearth. The front sitting room leads into the formal dining room with windows to the side and stairs rising to the first floor.

The kitchen leads on from the dining room and has been refitted with a two-tone kitchen comprising of some dark, denim blue units and other, contrasting pale grey ones with subtle marble-effect quartz work surfaces. The kitchen is fitted with an induction hob and double oven plus integrated under-counter fridge and dishwasher. The kitchen and remainder of the ground floor is fitted with low-maintenance, grey, luxury vinyl-plank flooring.

A door just beyond the kitchen leads to the side driveway, this is customarily used by the vendors as the main entrance into their home. The vendors have extended and altered the house to incorporate a useful utility room and cloakroom opposite the side door. The utility room is fitted with storage plus space for a tall freezer and plumbing for a washing machine. The cloakroom is fitted with a W.C and vanity unit.

The showpiece of the house is the recently added, vaulted family room at the rear of the house where French doors link the house to the garden and which is flooded with light from Velux windows in the roof.

Upstairs there are four bedrooms and a family bathroom. The main bedroom overlooks the front and has a feature fireplace and fitted wardrobes. There are two, side-aspect bedrooms (one with a fitted wardrobe) and the second, double bedroom at the rear overlooking the garden. The family bathroom has been fitted with a white suite comprising of shower-end bath (with shower over), W.C. and vanity unit.

Outside, the back garden is very long and has been divided into zones. At the far end, behind a low picket fence, is a vegetable garden, in the centre are the flowerbeds and lawned area and, closest to the house, is the entertaining area. The terrace has been laid with Indian Sandstone slabs and has plenty of room for a table and chairs and room for children to play.

Price... £725,000 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 Great Kingshill. Take the third turning on the right into Sixty Acres Road and the house can be found on the left about half way down.

Additional information

Council tax band: E
EPC rating : C

School catchments 2024/25

Primary School: Prestwood village schools Infant and Junior

Upper School/ Mixed 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

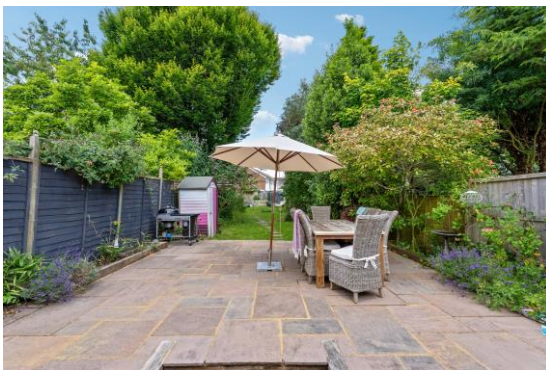
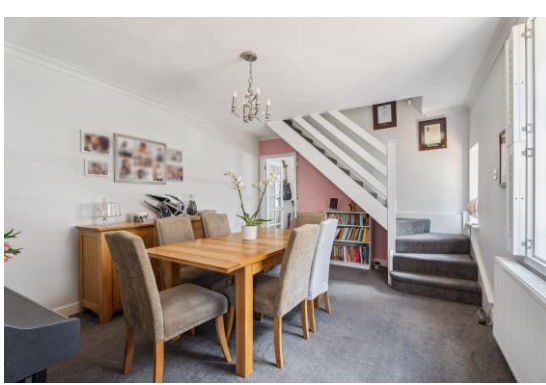
Mixed Grammar; Chesham Grammar and Sir Henry Floyd

(We recommend you check accuracy and availability at the individual schools)

MORTGAGE

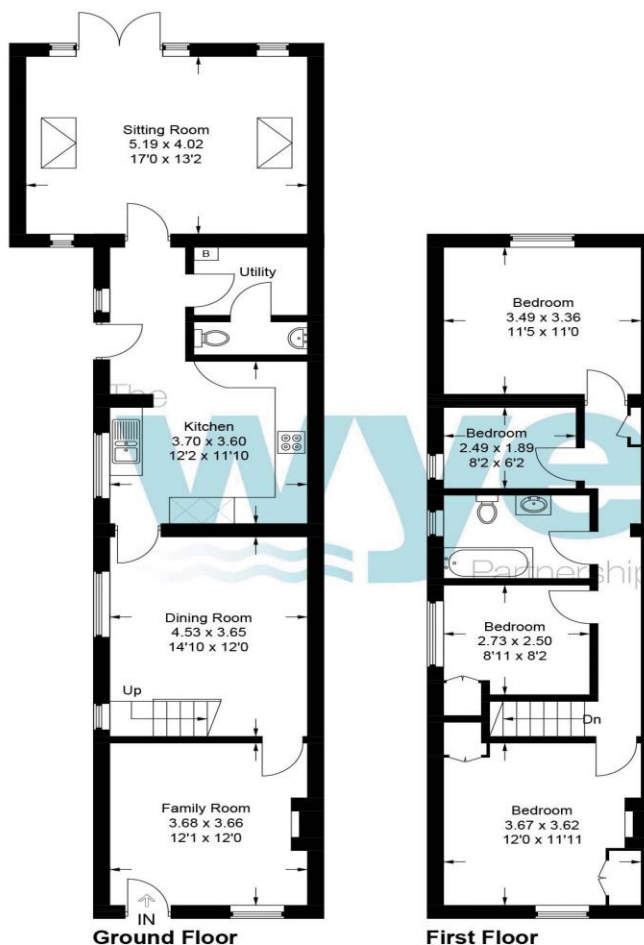
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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27 Sixty Acres Road

Approximate Gross Internal Area
Ground Floor = 77.4 sq m / 833 sq ft
First Floor = 54.7 sq m / 589 sq ft
Total = 132.1 sq m / 1,422 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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