



52 Hildreth Road, Prestwood, Buckinghamshire, HP16 0LY

A beautifully presented three bedroom family home located in the heart of Prestwood on the ever popular Lodge Lane development. The property enjoys an abundance of natural light and has a wonderful homely feeling, modern kitchen, bathroom and excellent size bedrooms and living accommodation.

**| Porch | Entrance Hall | Cloakroom | Sitting Room | Dining Room | Kitchen
| Three bedrooms | Family Bathroom | Front and Rear Gardens | Brick Built
Outbuilding |**

A beautifully presented, three bedroom terraced family home close to village amenities on this ever popular development. Lovingly maintained by the current owners the property would make a perfect first or investment purchase for someone to just move in and enjoy.

To the front is a pretty garden, enclosed by a picket fence with path leading to the entrance porch. A generous entrance hall, with handy cloakroom, provides access to the living accommodation with stairs rising to the bedrooms. The front aspect sitting room provides a calm living area and stripped wood flooring links to the dining room through an archway. The dining room benefits from patio doors to the rear garden and there is an option of knocking through to the kitchen to create a kitchen/diner.

The kitchen, with door and window overlooking the garden, provides a range of wall and floor mounted units with space and plumbing for the usual appliances.

Upstairs are three good size bedroom with the principle bedroom benefitting from built in wardrobes and a rear aspect over the garden, as does the third bedroom. Bedroom two overlooks the front garden and also has built in wardrobes. The modern fitted bathroom, with high windows to the front, consists of a bath with shower over and vanity unit containing wash basin and concealed cistern wc.

To the rear of the property is the main garden with patio area, lawn and path to a brick built outbuilding/shed all enclosed by wall, mature shrubs and fencing. A perfect and enclosed garden for entertaining and children's play area. Residents' parking is available to the front of the property.

Price... Offers in the Region Of £400,000 Freehold



LOCATION

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops, ie Butchers, Bakers, Newsagents, Post Office, Chemist, Florist and 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 Wycombe road towards Great Kingshill. Hildreth Road is the fourth turning on the left and the property can be found a short distance along on the left facing you

Additional Information

EPC EER Rating C
Council Tax Band C

School Catchment

Prestwood Infant & Junior Schools
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

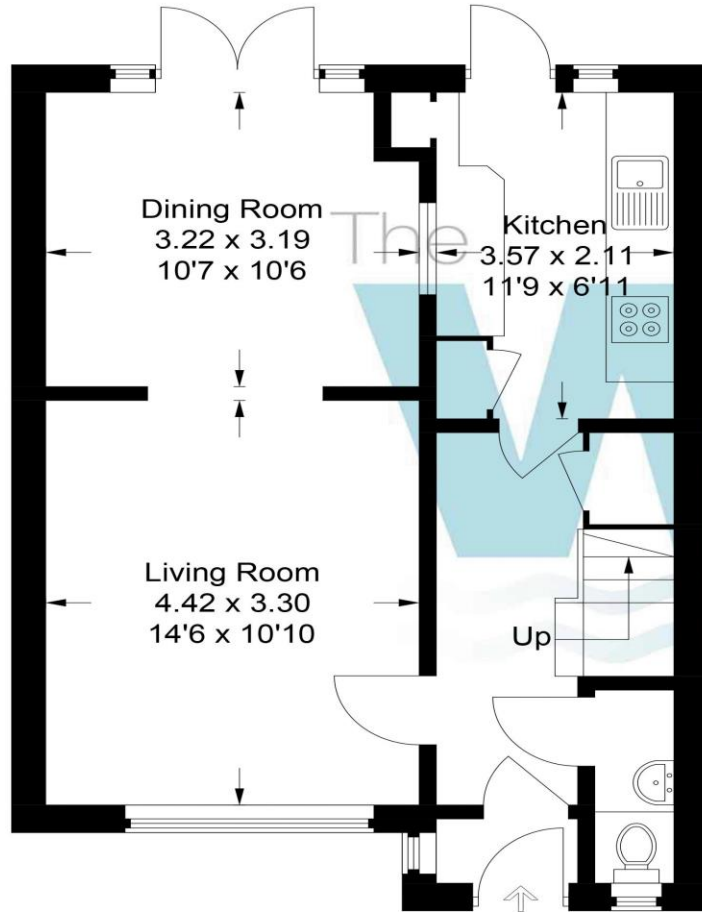
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

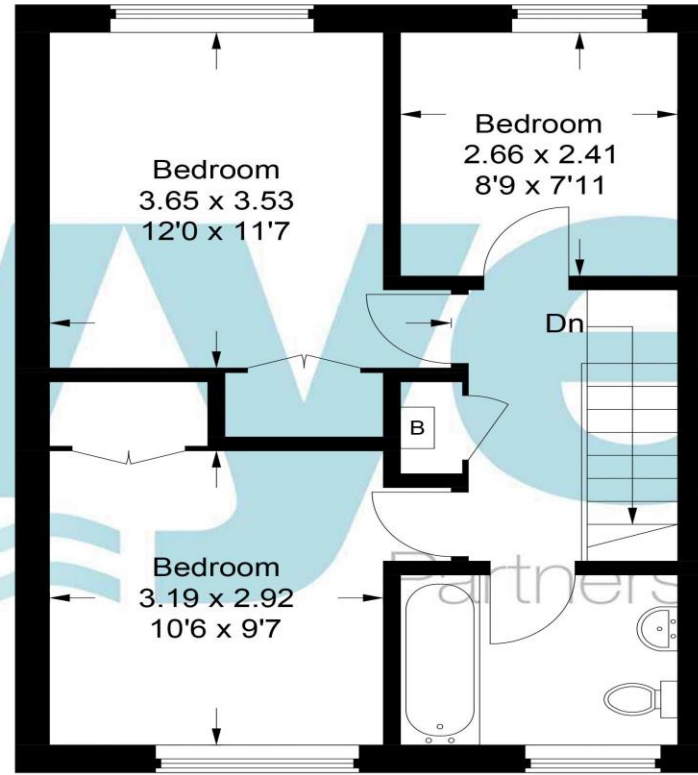


52 Hildreth Road

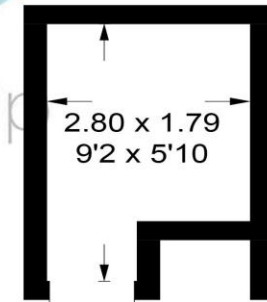
Approximate Gross Internal Area
Ground Floor = 45.3 sq m / 488 sq ft
First Floor = 43.0 sq m / 463 sq ft
Outbuilding = 4.4 sq m / 47 sq ft
Total = 92.7 sq m / 998 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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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