



14 High Street, Prestwood, Buckinghamshire, HP16 9EB

A well-presented, three bedroom, brick and flint, semi-detached house located at the Great Missenden end of Prestwood High Street. The location is perfect for access to both Prestwood and Great Missenden villages and their respective facilities either on foot or by car

Entrance hall | Cloakroom | Kitchen | Sitting/dining room | Three bedrooms (one ensuite) | Family bathroom | Brick build storage room/shed | off-street parking

This pretty cottage was built around 2006 by IL Beeks Ltd, a well respected local firm of high quality builders. The property was bought new by the present owner and is well maintained and presented.

On entering the property the kitchen is to the right with a window overlooking the front and is fitted with a neutral range of Shaker style timber units with complementary work surfaces and space for all the usual appliances.

The cloakroom and stairs are on the left with the hallway leading to the well proportioned main reception room that has doors out to the garden.

Upstairs, there are three bedrooms, with the master having an ensuite shower room, plus the family bathroom.

Outside, the rear gardens are level, enclosed and well-tended with a useful brick-built store. A gate leads out to the rear parking area located off Barley View. There is a pretty and enclosed front garden bounded at the front with a brick wall and arbour-covered gate.

Price... £475,000 *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. Pass the Crossroads garage on your right and the house will be found some distance along on the left indicated by a Wye Country For Sale board. Turn left into Barley View and the parking will be at the rear of the house.

School Catchment (2024/25)

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

Additional Information

Council Tax Band E
EPC Band C

MORTGAGE

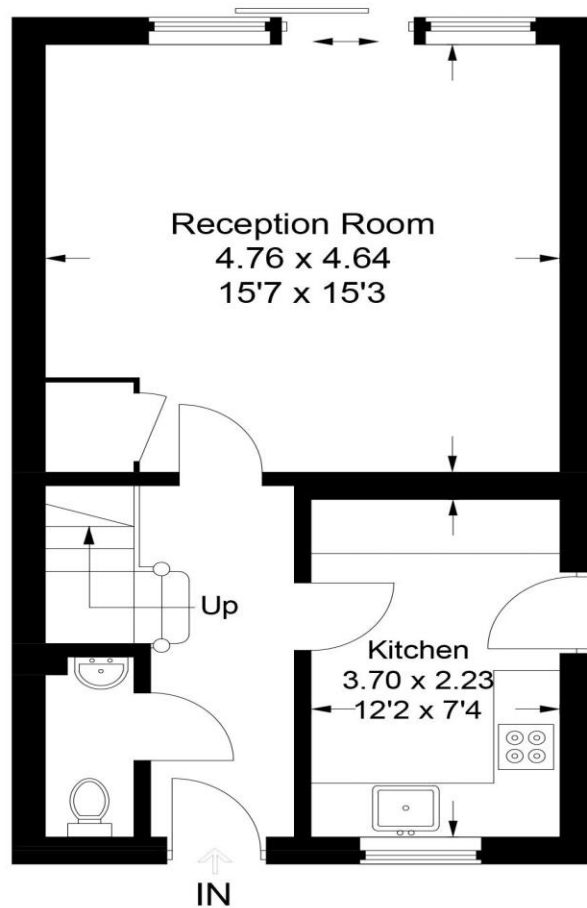
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

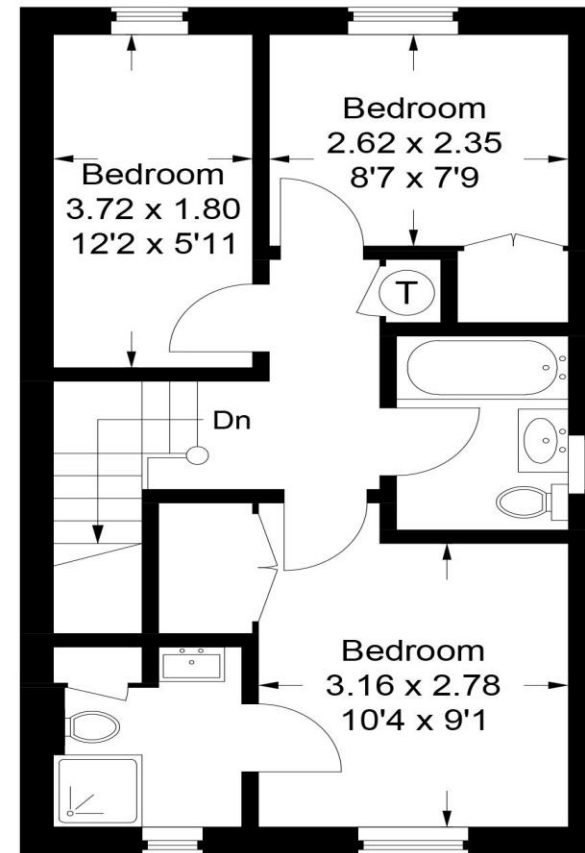


High Street

Approximate Gross Internal Area
Ground Floor = 41.4 sq m / 446 sq ft
First Floor = 40.9 sq m / 440 sq ft
Total = 82.3 sq m / 886 sq ft



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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The **wye** Partnership