



14 Maybush Gardens, Prestwood, Buckinghamshire, HP16 9EA



*A well presented, three bedroom, end terraced family home ideally located in a popular cul-de-sac in the heart of Prestwood. Offered to the market with no onward chain.*

Entrance Porch | Entrance Hall | Cloakroom | Living Room | Dining Room | Kitchen | Conservatory | Three Bedrooms | Family Bathroom | Driveway | Rear Garden |

Offered to the market with no onward chain is this much loved, three bedroom, end terraced family home. Located in a popular cul-de-sac in the heart of the village, these properties are always popular with both first time buyers and downsizers, owing to the excellent local schooling and amenities.

Approached via a driveway, there is an initial entrance porch leading to an entrance hall with handy cloakroom. The front facing living room is a good size with feature electric flame effect fireplace and leads through to a separate dining room, with double doors through to the conservatory. There is also scope to knock through to the kitchen to create a kitchen/diner. The kitchen benefits from a range of floor and wall mounted units with laminate worktops incorporating an inset stainless steel sink and four ring gas hob. There is also an integrated dishwasher, fridge, freezer and washing machine. A back door and window leads through to the brick and glass conservatory overlooking the enclosed South facing rear garden.

Upstairs are three bedrooms and the family bathroom. The main bedroom enjoys a rear aspect over the garden and school playing fields beyond with the benefit of built in wardrobes. Bedroom two is another good size double room with front aspect, whilst bedroom three is single, also with front aspect, and has an over-stairs cupboard. This would make a perfect child's bedroom or study. The family bathroom comprises a neutral, white, three piece bathroom suite with bath with shower over, wash basin and concealed cistern W.C.

To the front of the property is an area of lawn and driveway. There is also an additional parking space opposite the drive. To the rear is a pretty, enclosed garden, currently laid mainly to patio with a garden shed.

**Price... £535,000**

*Freehold*





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### 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 offices in Prestwood follow the High Street towards Great Missenden. Take the first turning on the right (just before the Co-Op). At the end of the road turn right and the house will be found a short way on the left hand side

### ADDITIONAL INFORMATION

Council tax band E  
EPC band D

### 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.*

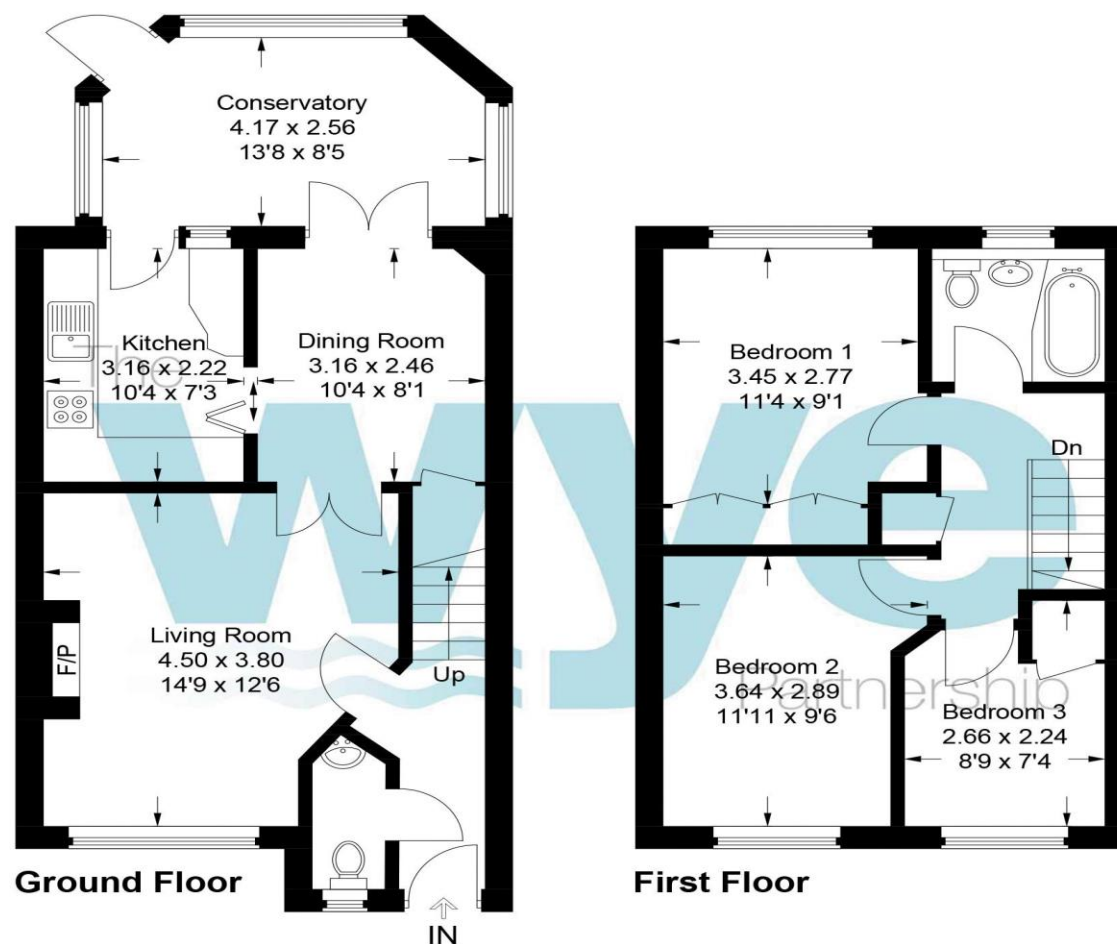
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## 14 Maybush Gardens

Approximate Gross Internal Area  
Ground Floor = 51.0 sq m / 549 sq ft  
First Floor = 37.8 sq m / 407 sq ft  
Total = 88.8 sq m / 956 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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The **wye** Partnership