



9 Wren Road, Prestwood, Buckinghamshire, HP16 0SB



---

*A one bedroom, purpose-built, well presented, ground floor flat on a popular residential road in the heart of the village with the benefit of the remainder of a 999 year lease. No Onward Chain*

Entrance Hall | Bedroom | Kitchen | Reception room | Allocated parking

---

The development consists of three blocks, each containing four flats arranged around a central green, number 9 is in the central block.

The exterior door leads to a hallway leading to just two flats with number 9 on the left.

The front door opens into the entrance hall which has two large storage cupboards and doors to the rooms.

The main reception room is double aspect with an opening through into the kitchen. The kitchen is fitted with a range of white, wall and base units with a built in single oven and gas hob along with space for a fridge freezer and space and plumbing for a washing machine. Heating to the flat is provided by a Vaillant gas boiler.

The bathroom is fitted with a white suite comprising of panel enclosed bath with a Triton electric shower, W.C and basin plus frosted window. The bedroom has a laminate floor and a pair of fitted, floor-to-ceiling wardrobes.

Outside, the development is surrounded by communal lawn and some mature flower and shrub beds. There is a car park at the rear with an allocated parking space and central bin area.

NOTE: there is currently scaffolding around the building whilst the guttering is being repaired/replaced as necessary.

**Price... £180,000**

*Leasehold (Share of 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. After about half a mile you will see Wren Davis dairy on the right. Take the next turning on the left into Lodge Lane and the first main turning left into Wren Road where the development can be found on the right hand side

## Additional information

EPC band: C Council tax band; B

## Leasehold/ Share of Freehold information

The property is Leasehold/share of the freehold so there is no ground rent charge. Annual Service charge is currently 2024/25 - £900, this covers repairs and electricity for the building. Annual review held by management company (residents). Insurance £294 – due in September.

## MORTGAGE

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

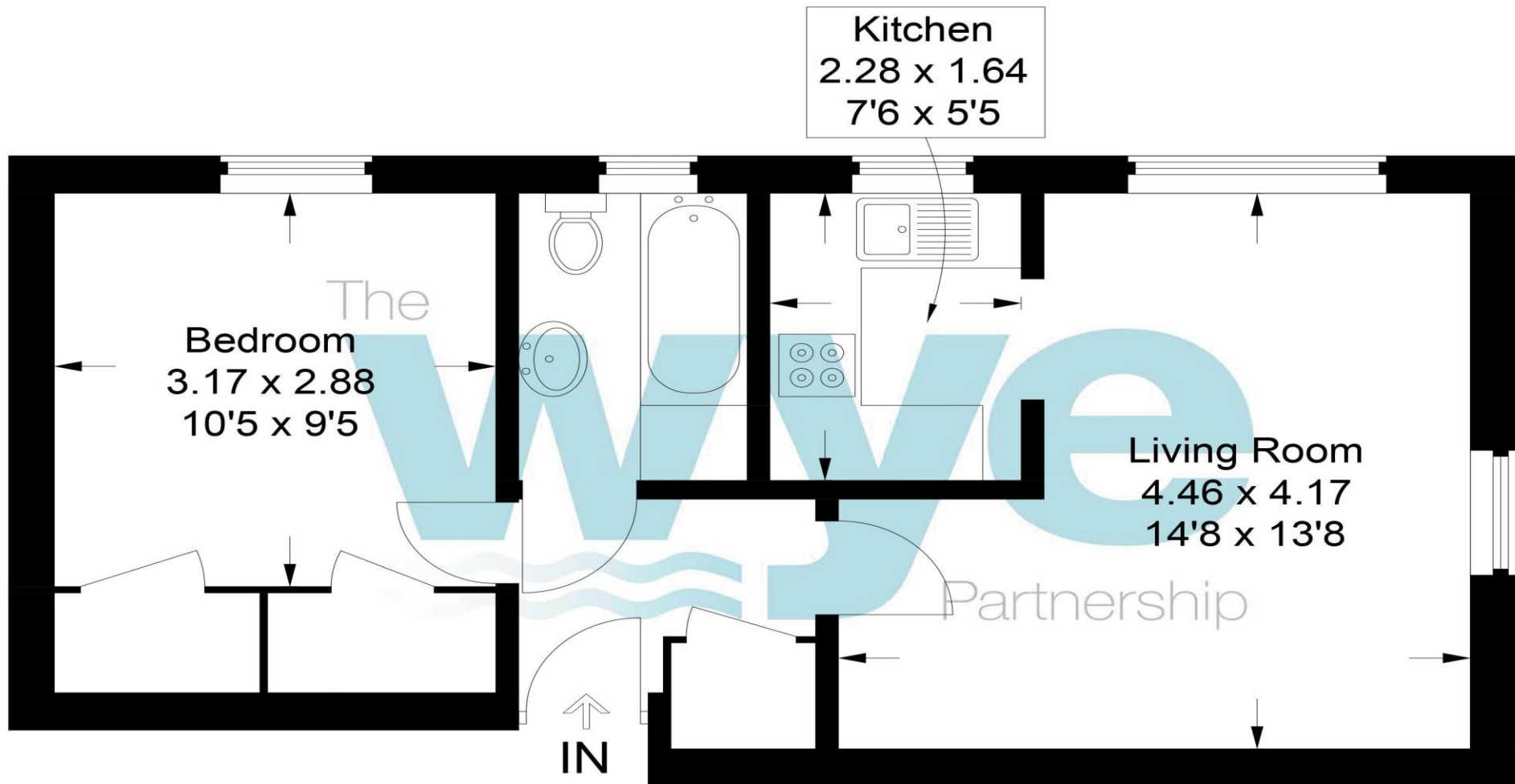
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

---



## 9 Wren Road

Approximate Gross Internal Area  
39.7 sq m / 427 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.

© CJ Property Marketing Ltd Produced for Wye

120 High Street, Prestwood, Buckinghamshire, HP16 9HD

01494 868 000

[prestwood@wyecountry.co.uk](mailto:prestwood@wyecountry.co.uk)

[wyeres.co.uk](http://wyeres.co.uk)

The **wye** Partnership