

146 Wycombe Road, Prestwood, Buckinghamshire, HP16 0HJ

This wonderful and substantial four bedroom detached family home offers three reception rooms, two bathrooms and a charming garden set in the tranquil village of Prestwood

Driveway | Garage | Entrance Hall | Coat/Shoe Cupboard | Hallway | Living Room | Family Room | Kitchen | Rear Kitchen/Diner | Utility Room | Cloakroom | Three Bedrooms | Master Bedroom with En-Suite | Family Bathroom | Landing with Loft Access | Enclosed Rear Garden | Double Glazing | Gas Central Heating |

Located in the picturesque and tranquil village of Prestwood is this wonderful, substantial four bedroom detached family home. Situated in a non-estate position on the fringes of the village with beautiful countryside walks, nearby village pub, garden centre and parish church.

Built in the 1920's the generous and well presented accommodation is perfect for the growing family and benefits from plentiful natural light and a flow to the three reception rooms. There is a bright and welcoming entrance hall with a large cupboard for coats and shoes and access to a cozy front aspect sitting room with log burner set on a slate hearth. The front aspect family room/study provides additional living space and is accessed from the entrance hall and leads through to the kitchen. Overlooking the charming garden to the rear, the double aspect kitchen is well equipped with a range of wall and base units, granite works tops, larder and space for a kitchen table. From the kitchen, the L-shaped rear reception room provides an ideal area for dining and family living. With patio doors leading onto the garden and a double aspect, this really does represent the heart of the home. A utility room, cloakroom and internal door to the garage is accessed from this reception room. Modern shutters to the front of the house and laminate flooring throughout compliment the ground floor.

Upstairs there are four bedrooms, the family bathroom and en-suite to The Master. Two of the bedrooms are good sized doubles with built in wardrobes, a single bedroom to the rear and a stunning, large double aspect Master bedroom with an impressive en-suite consisting of a sunken tiled bath and walk in shower.

To the rear of the property is the South West facing, enclosed garden featuring a patio, further raised seating/bbq area, with the rest laid mainly to lawn. The garden offers a high degree of privacy bordered by paneled fencing, mature hedging and includes a shed and wendy house. To the front, there is driveway parking for three/four cars and access to the single garage. We highly recommend viewing this wonderful house to appreciate the space and versatility the property offers a family.

Price... £850,000 *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. 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 and No 146 can be found on the right hand side shortly after Holy Trinity Church.

Additional Information

Council Tax Band E

EPC Rating C

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

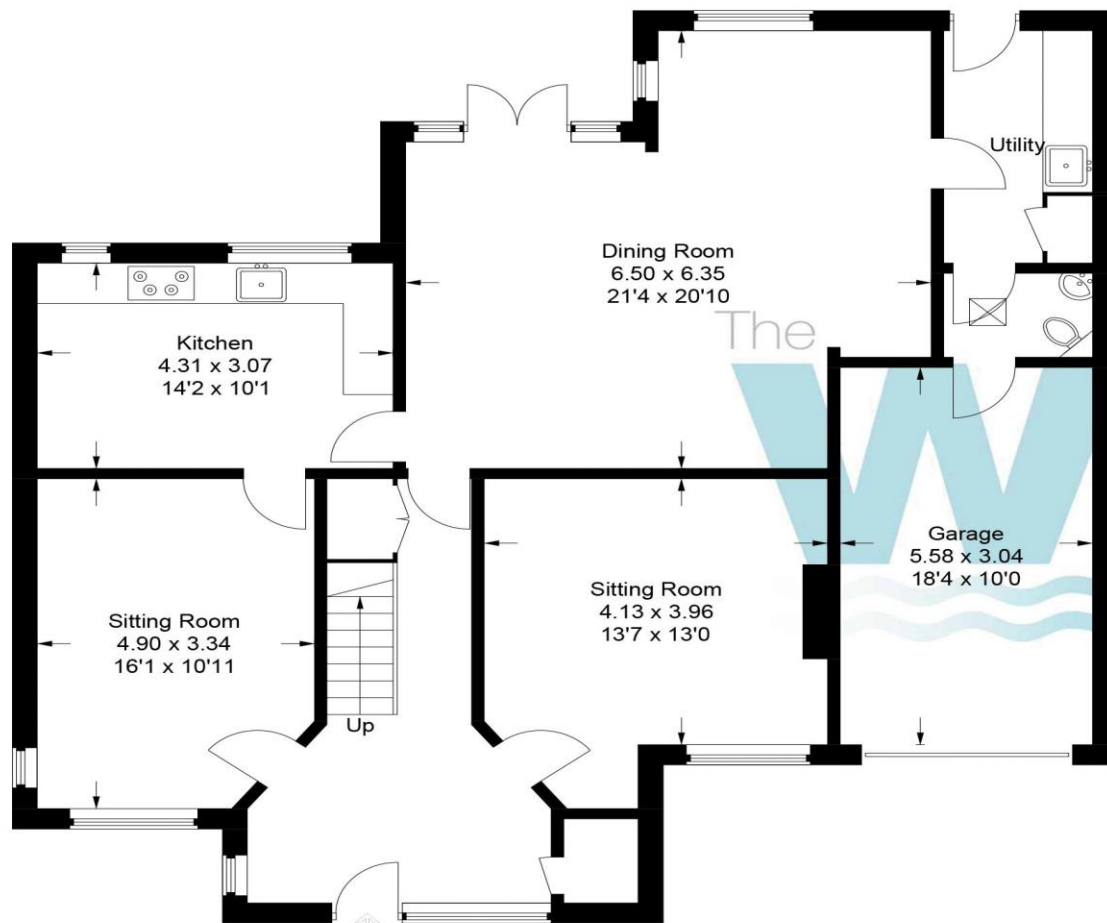
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

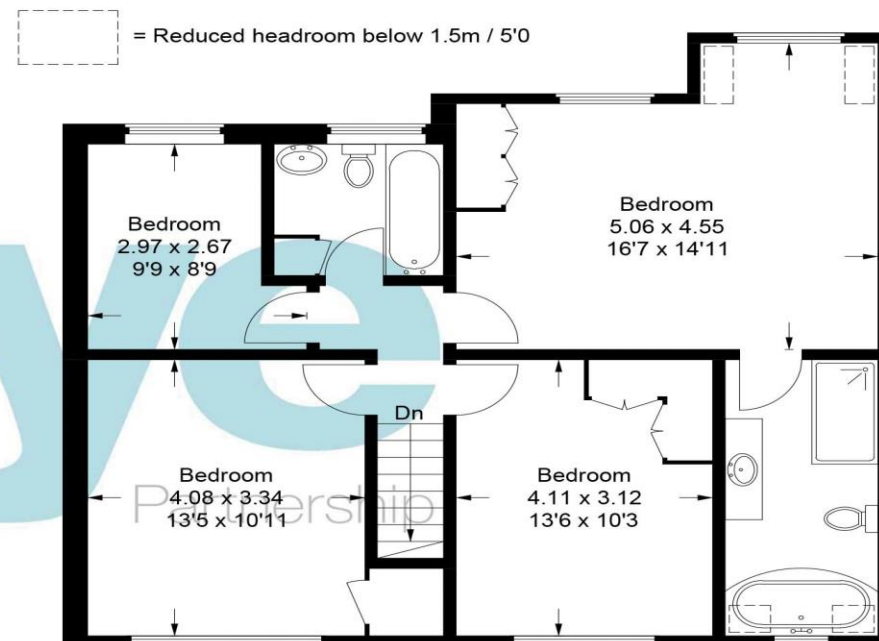


146 Wycombe Road

Approximate Gross Internal Area
Ground Floor = 128.7 sq m / 1,385 sq ft
First Floor = 74.7 sq m / 804 sq ft
Total = 203.4 sq m / 2,189 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.
© CJ Property Marketing Ltd Produced for Wye