



153a Wycombe Road, Prestwood, Buckinghamshire, HP16 0HJ



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*Built in 2019 as a new addition to an existing period property, this comfortable, 4 bedroom, semi-detached, family home is presented in "as new" condition and with the benefit of the remainder of the 10-year BuildZone new home warranty.*

### *No Onward Chain*

Entrance hall | Cloakroom | Utility room | Large reception/ kitchen | Four bedrooms | Ensuite shower room | Family bathroom | Driveway parking | Enclosed back garden | No onward chain

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The property has been constructed with brick and flint facing to match the adjoining, older property.

The front door leads into the entrance hall with cloakroom to the left and stairs ahead. Beyond the cloakroom is a good-sized utility room with space and plumbing for a washing machine and other free-standing appliances. A fire door leads into the integral garage.

The main reception room is at the rear of the house with bifold doors linking the house to the level garden beyond. This large reception can be zoned according to need and has a wood burning stove with York stone hearth to the right with a picture window beyond. The room is heated via underfloor central heating (wet system). The kitchen is against the back and side walls with a useful and fashionable central island. The kitchen is fitted with pale grey, gloss units with white quartz worksurfaces and with integrated Neff appliances.

Upstairs, there are four bedroom and a family bathroom. The principle bedroom is front aspect with an adjacent ensuite shower room however, the largest bedroom is at the rear overlooking the garden. The traditional cut roof is spacious and has been designed with future conversion in mind (STPP) with ample head height, wiring, plug sockets and lighting.

The integral garage is insulated and boarded with a pair of timber doors to the front and a door to the side passageway. The rear garden is level and enclosed with mature hedging. (Currently there is cat-resistant fencing in situ which can be easily removed.) A stone patio adjacent to the house provides convenient entertaining space. At the front the property is approached across a gravelled, shared driveway with parking for several cars with side access front to back.

**Price... £700,000 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: a butcher, Post office, chemist, florist and two small 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 office in Prestwood follow the Wycombe Road towards Great Kingshill. After approximately one mile you will see Holy Trinity church on the right, the driveway to the house is almost opposite indicated by a Wye Country For Sale board.

## Additional information

Council tax band: F

EPC Band: B

## School catchments 2025/26

Primary- Prestwood Infant and Junior Schools  
Upper School - The Misbourne School.

Boys' Grammar- The Royal Grammar School, Dr Challenors Grammar School, Aylesbury Grammar School

Girls' grammar - Dr Challenor's High School, Aylesbury High School

Mixed Grammar- Chesham Grammar school, Sir Henry Floyd Grammar School

(we recommend you check availability at specific 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.*

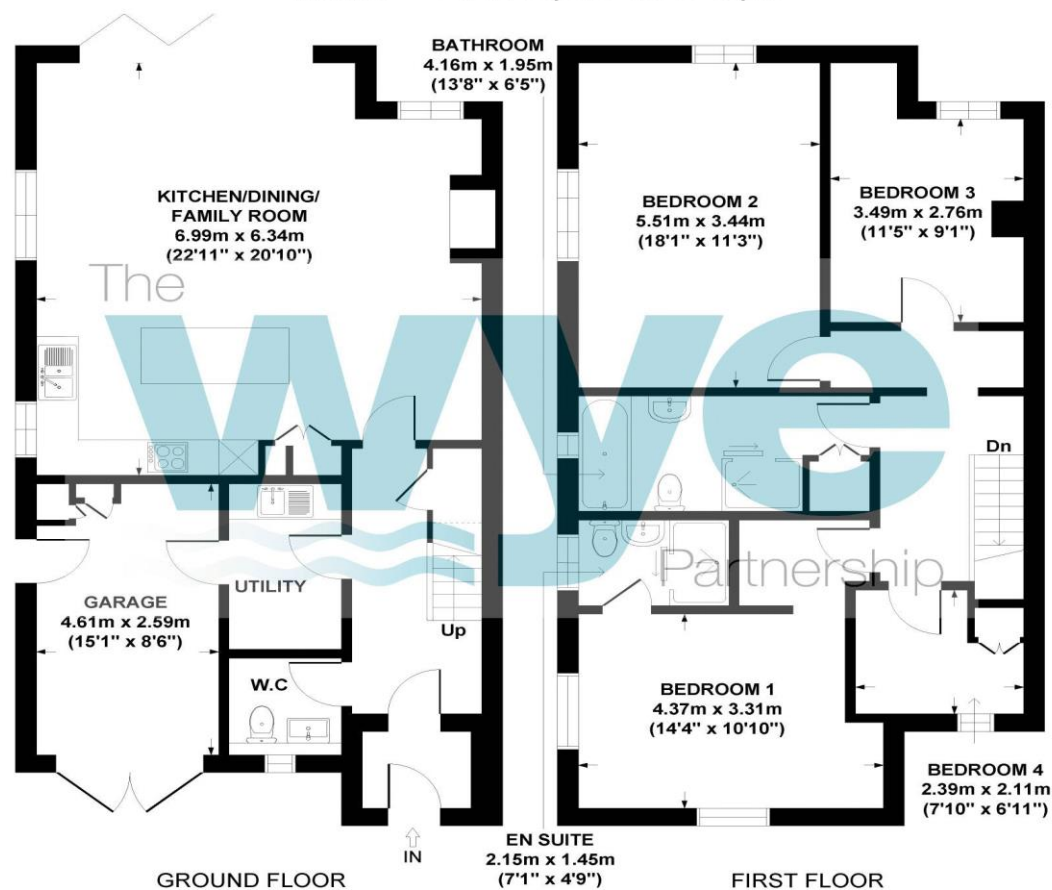




**153A WYCOMBE ROAD, PRESTWOOD HP16 0HJ**

Approximate Gross Internal Area

House = 152.4 sq m / 1640 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.  
Produced For Wye Country

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The **wye** Partnership