



38 Sixty Acres Road, Prestwood, Buckinghamshire, HP16 0PE

*A recently renovated, extended four bedroom semi-detached family home ideally located in a popular residential setting close to village amenities*

**| Entrance Hall | Kitchen/Diner | Utility Room | Cloakroom | Living Room | Four Bedrooms | En-Suite | Family Bathroom | Garage | Driveway | Rear Gardens | No Onward Chain |**

Ideally located in a popular residential location close to village amenities is this immaculate, recently refurbished four bedroom semi-detached family home. In 'move in' condition with new flooring, newly fitted kitchen and bathrooms, this house provides generous living accommodation.

The property also benefits from an abundance of natural light and with a large driveway and rear garden. The property is accessed via a storm porch leading to a welcoming entrance hall with access to the living accommodation. A stunning kitchen/diner runs across the rear of the property, overlooking the garden and offers a bright, modern fitted kitchen opening into a dining room, perfect for family living and entertaining. A handy utility and cloakroom is to the rear of the kitchen. Double glass doors lead from the dining room through to a generous, front aspect living room with feature brick built fireplace.

Upstairs are four spacious bedrooms. Two large doubles, one with a front aspect and one overlooking the rear garden, with a single front aspect bedroom, enjoying the use of a sleek new fitted modern bathroom. Bedroom three with a front aspect benefits from the addition of a modern, en-suite shower room.

To the front of the property is a driveway providing ample off street parking and an area of lawn. A single, integral garage can be accessed from the drive and from the utility room. To the rear is a great size garden, laid mainly to lawn with a newly laid patio, closed boarded fencing and mature hedged borders.

Available with no onward chain this quality property would make an ideal family home.

**Price... Offers in Excess of £750,000**

**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 office in Prestwood follow the Wycombe Road towards Great Kingshill. Take the third turning on the right into Sixty Acres Road and the house can be found towards the end on the right as identified by a Wye for sale board

## ADDITIONAL INFORMATION

EPC EER RATING C  
COUNCIL TAX BAND F

## SCHOOL CATCHMENT 2024/5

Primary School: Prestwood village schools Infant and Junior Upper School/ Mixed ability: The Misbourne School. Boys' Grammar: Dr Challoner's, Aylesbury Grammar and The Royal Grammar School Girls' Grammar: Dr Challoner's High and Aylesbury High 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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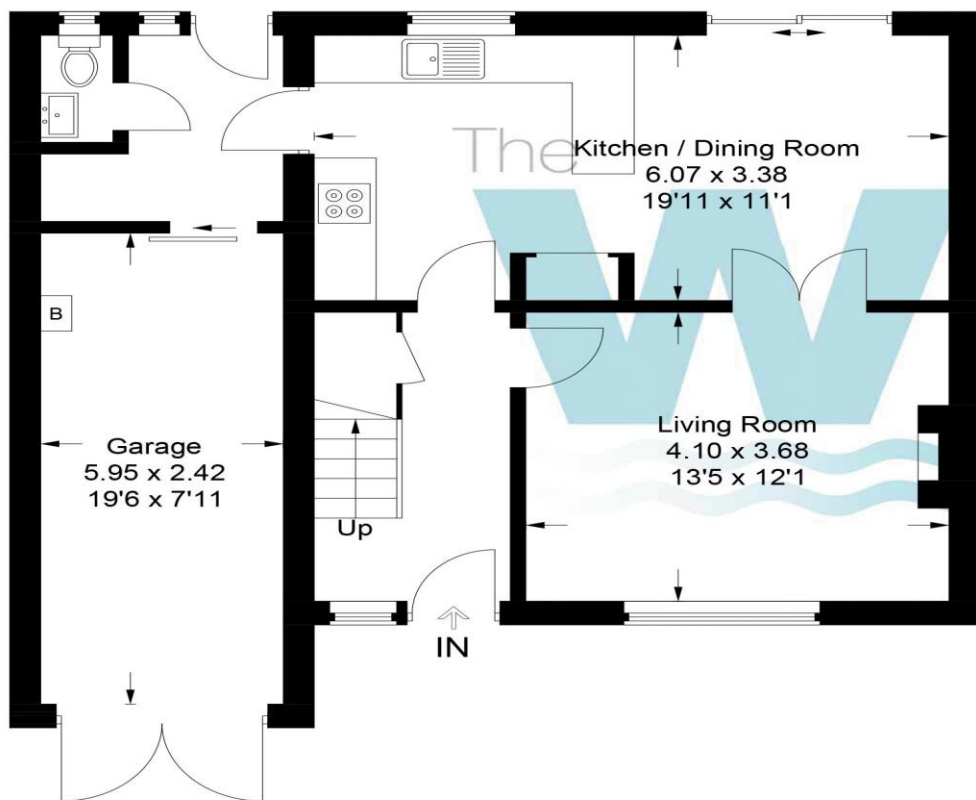
## 38 Sixty Acres

Approximate Gross Internal Area (Including Garage)

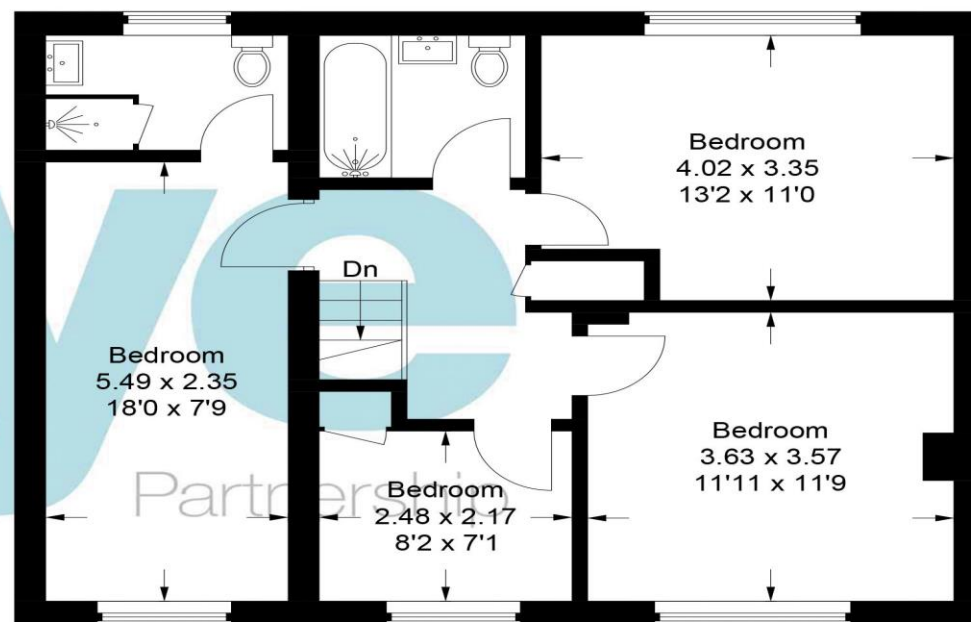
Ground Floor = 66.8 sq m / 719 sq ft

First Floor = 62.9 sq m / 677 sq ft

Total = 129.7 sq m / 1,396 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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Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE

01494 451 300

wycombe@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership