



Morningside, Kiln Road, Prestwood, Buckinghamshire, HP16 9DH

A beautifully presented and comprehensively updated two, double-bedroom bungalow in the heart of Prestwood village on one of the premier roads. Scope to extend (STPP)

Entrance hall | Two double bedrooms | Sitting room | kitchen/dining room | Family bathroom | Level garden and ample parking

"Morningside" is a classic, post-war, detached bungalow from the outside but on the inside is a beautiful, comfortable and contemporary home. It is set well back from the road behind an art-deco inspired wall. The driveway is brick paver bounded on the left with a decorative, pale grey, cobble "river" leading to the the side access and shed. Rear access is on the opposite side.

The entrance hall is fitted with Karndean LVP flooring and has a coat/shoe cupboard and a useful airing cupboard. The two bedrooms are front aspect and located either side of the hallway, both are immaculately decorated and both have fitted wardrobes.

The double aspect, sitting room is at the rear of the house with sliding patio doors leading out into the garden. There is a feature chimney breast coated in lightly-textured, micro-cement on which the television is mounted with a niche below for a satellite (or similar) box. The lack of visible wires lends a sleek contemporary feel to the room.

The family bathroom has been refitted with a modern Laufen suite comprising of a wall hung basin, W.C. and generous bath with a bath filler and thermostatically controlled shower and screen. The walls are tiled floor to ceiling with the floor being tiled in ceramic, wood effect tiles. The whole effect being clean and minimalist in keeping with the overall feel of the property.

The centre-piece of the bungalow is the vaulted kitchen/dining room at the back of the house. The end wall is glazed, floor to ceiling with bi-fold doors at the bottom opening seamlessly into the garden and shaped top windows mirroring the gable end. The kitchen has been fitted with a range of hand-painted, grey, Shaker-style units with crisp, white, seamless Corian worksurfaces. There is a comprehensive range of integrated appliances such as fridge freezer, washing machine, dishwasher, ovens and induction hob. A breakfast bar divides the space and the Karndean flooring continues from the hallway.

Outside, the garden is level and divided into lawn and generous entertaining terrace laid with oak-plank effect porcelain tiles. There is a useful timber shed at the side of the house. The garden is private and well-screened with close-board timber fencing and mature hedging.

Note: Planning permission (now lapsed) has previously been granted to extend at the front and also at the side of the house.

Price... £690,000 Freehold



LOCATION

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops, ie Butchers, 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. For more extensive requirements both High Wycombe and Amersham are approximately 4/5 miles from Prestwood.

DIRECTIONS

From our office in Prestwood follow Chequers Lane to the T-junction and turn left into Moat Lane. Follow the road round to the left when it becomes Kiln Road. The house will be towards the end of the road on the left just before the chapel.

Additional Information

Council tax band E
EPC EER Rating C

School Catchment 2025/6

Infant and Junior- Prestwood village schools. Girls' Grammar - Aylesbury High School, Dr Challenors High school Boys' Grammar- Aylesbury Grammar School, Dr Challenors Grammar school, Royal Grammar School. Mixed Grammar School: Sir Henry Floyd, Chesham Grammar School Upper/Mixed ability- The Misbourne School We recommend checking availability at specific schools.

MORTGAGE

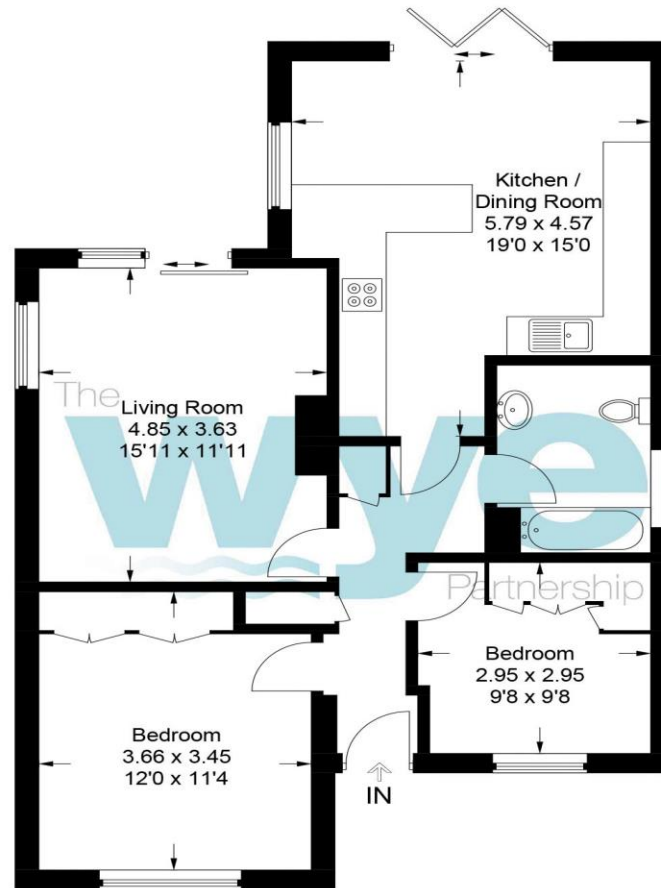
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Morningside

Approximate Gross Internal Area
Ground Floor = 79.5 sq m / 856 sq ft



Ground 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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The **wye** Partnership