



40 Fairacres, Prestwood, Buckinghamshire, HP16 0LE

A comprehensively updated, extended and reconfigured, three, double-bedroom, mid terrace in a quiet cul-de-sac in the heart of the village. This light, bright and airy house offers great family accommodation in a safe and convenient location.

Porch | Entrance hall | Kitchen | Utility room | Cloakroom | Living/dining room |
Three, double bedrooms | Family bathroom | Garage/store room |

This lovely property is tucked away in a spur-close off Fairacres.

The front door opens into an enclosed porch and from there into the entrance hall.

The kitchen is on the right and has been fitted with clean, white units with an integrated fan oven and gas hob, integrated dishwasher and space for a large fridge-freezer. An open breakfast bar/hatch links the kitchen and living room.

Opposite the kitchen; the garage has been divided into a storage area at the front and a useful utility room at the back fitted with contemporary blue units with space and plumbing for a washing machine. Beyond the utility is the cloakroom and enclosed staircase to the first floor.

The large main reception room runs the width of the house and into the rear extension with two sets of doors opening into the garden. It is fitted with an engineered oak floor that reflects the light. The generous size of the room lends itself to many configurations to suit differing lifestyles.

Upstairs, there are three, double bedrooms, two overlooking the back garden and the other the front.

The original, separate W.C and bathroom have been combined to make one, large, contemporary, family bathroom with a glamorous, free-standing bath, separate shower, basin and W.C plus generous storage cupboard.

Outside, the back garden is level and enclosed being mainly laid to lawn with a patio adjacent to the house and a shed at the far end. At the front there is driveway parking for at least one vehicle in front of the garage.

Price... £495,000 Freehold



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 High Street towards Great Missenden and turn right into Nairdwood Lane (at the Crossroads garage). Take the second right into Fairacres. Pass the junction with Wrights Lane on the right and then the next spur on the right and the house can be found half way along on the left.

ADDITIONAL INFORMATION

EPC rating C

Council tax band D

SCHOOL CATCHMENT AREAS 2025/6

Primary; the Prestwood schools.

Upper: The Misbourne School

Boys' Grammar: The Royal Grammar School, Dr Challoners Grammar School, Aylesbury Grammar School

Girls' Grammar: Dr Challoners High School, Aylesbury High School

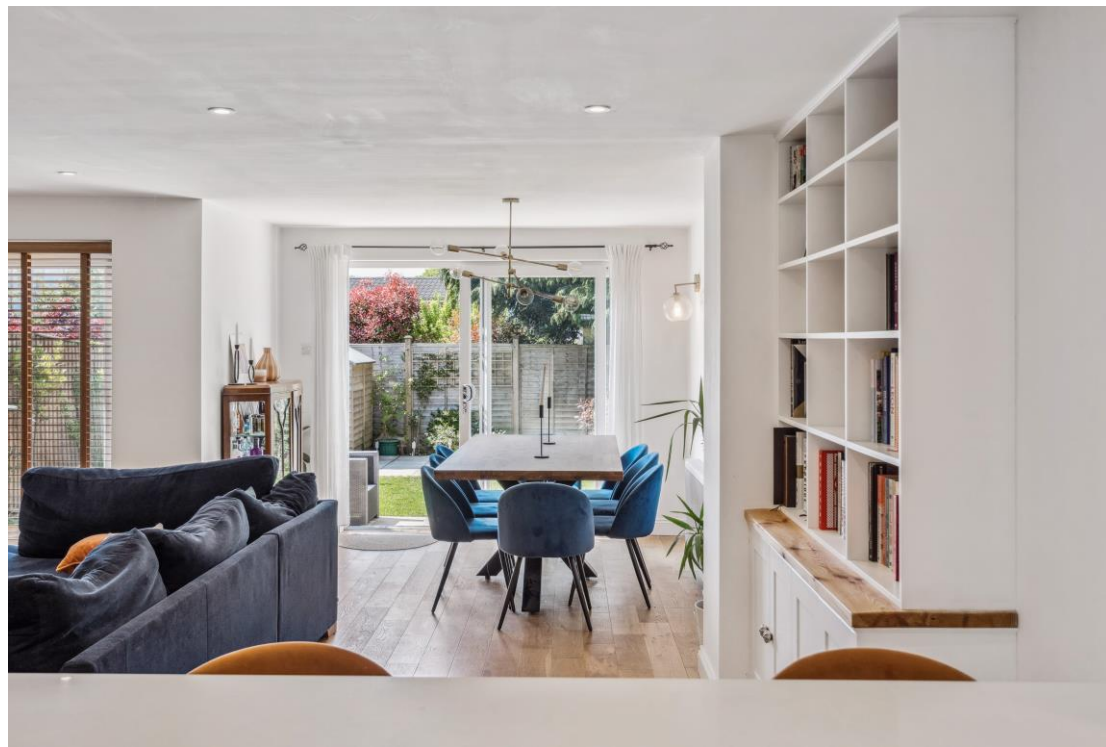
Mixed Grammar: Chesham Grammar School, Sir Henry Floyd Grammar School.

(We recommend you check availability at specific schools)

MORTGAGE

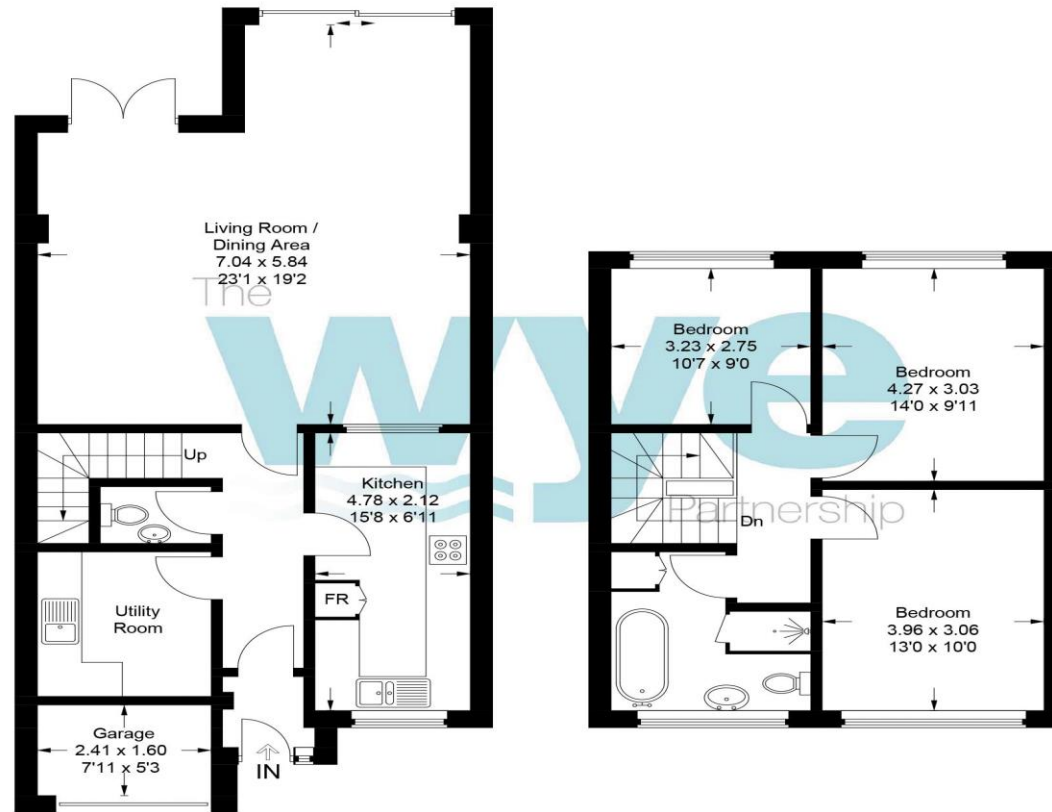
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



40 Fairacres

Approximate Gross Internal Area
Ground Floor = 66.4 sq m / 715 sq ft
First Floor = 45.6 sq m / 491 sq ft
Garage = 3.8 sq m / 41 sq ft
Total = 115.8 sq m / 1247 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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The **wye** Partnership