



Chiemsee, New Road, Prestwood, Buckinghamshire, HP16 0PX

A classic 1970s, three bedroom, detached property in a popular non-estate road on the outskirts of the village. Presented in clean, neat and tidy condition but with scope to reconfigure to suit today's tastes and expectations. No Onward Chain

Entrance porch | Living/dining room | Garden room | Kitchen | Utility space | Cloakroom | Store-rooms | Garage

The enclosed entrance porch, with tiled floor, opens into the main living/dining room with open-tread stairs to the first floor. This light, bright and airy, double aspect room has a feature gas coal-effect fireplace with marble effect surround and mantelpiece.

The layout currently is living room at the front with the dining room at the rear with French doors at the end opening into the garden room. The garden room is constructed of eight, sealed unit double glazed panes with an insulated roof with a door out to the garden.

A door from the sitting area opens into the kitchen which is fitted with a range of pale, beech-effect kitchen units with an integrated fan oven and ceramic hob plus space for an under-counter fridge and space/plumbing for a washing machine. An opening from the kitchen leads into a utility area (at the back of the garage) from which there is a back door to the garden and storage cupboards plus the downstairs cloakroom and internal door into the long, attached garage with up and over door and window to the side.

Upstairs, the landing has the airing cupboard plus access to the boarded and insulated loft and doors to the three bedrooms and family bathroom.

The main bedroom is front aspect with built-in wardrobes, the second is rear aspect and the third, single bedroom overlooks the front (currently used as an office). The bathroom is fitted with a champagne suite comprising of W.C., bath with shower over and basin.

Outside, the property is approached across a concrete drive with an area of garden to the right. A passage at the side of the house leads to the back garden which is pretty with a pond, patio and shaded seating area plus a greenhouse. The passage continues past the greenhouse to the end of the garden where a secured gate gives access to an alleyway which is a useful short-cut to the High Street.

Price... £575,000 *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. Turn right opposite the Green Man pub into Green Lane and then first right into New Road. The house can be found a short distance along on the right

ADDITIONAL INFORMATION

Council tax band F

EPC rating D

SCHOOL CATCHMENTS 2025/6

Primary- the Prestwood Schools.

Upper School – 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 High School, Sir Henry Floyd Grammar.

(We recommend checking individual schools for admissions)

MORTGAGE

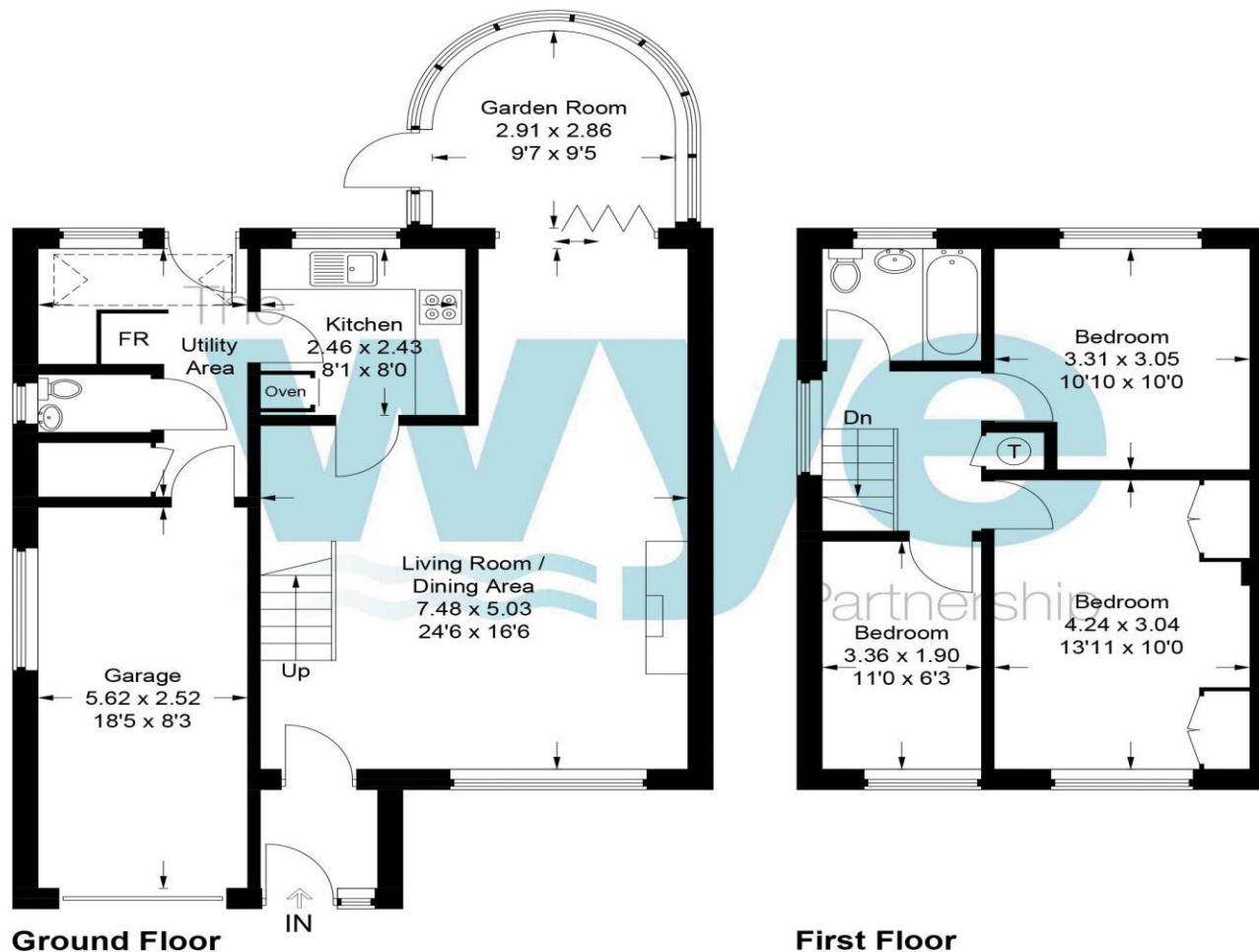
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



Chiemsee, New Road

Approximate Gross Internal Area
Ground Floor = 75.1 sq m / 808 sq ft (Including Garage)
First Floor = 39.0 sq m / 420 sq ft
Total = 114.1 sq m / 1,228 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.

© CJ Property Marketing Ltd

120 High Street, Prestwood, Buckinghamshire, HP16 9HD

01494 868 000

prestwood@wyecountry.co.uk

wyeres.co.uk

The **wye** Partnership