

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

A well presented, four bedroom house in a popular location in the heart of the village. This light, bright and airy house sits on a level, southerly plot and has scope to extend (STPP). No Onward Chain

Entrance hall | Study/family room | Living room | Dining room | Kitchen | Utility-cloakroom | Four bedrooms | Family bathroom | Driveway parking | Garden front and rear

The property is set back from the road with a mature hedge providing privacy and seclusion. There is parking for a couple of cars on the brick paver driveway to either side of which are flower and shrub borders. Pedestrian access to the rear is on the right of the house.

The front door opens into a good-sized entrance hall with a large coats' cupboard. Opposite the front door is the study/family room with a window to the side. The sitting room is front aspect with a staircase with oak and glass banister rising to the first floor. There is also a feature fireplace.

Folding doors lead through to the formal dining room which has sliding patio doors out to the garden. A door from the dining room leads into the kitchen which is fitted with a comprehensive range on white gloss units with composite worksurfaces. The kitchen is fitted with an induction hob, integrated slimline dishwasher, Bosch fan oven, Indesit combi microwave and freestanding fridge-freezer. A door at the side leads to the side passageway. Off the kitchen is the utility/cloakroom fitted with W.C., vanity basin plus storage cupboards with a washing machine and kitchen sink. Upstairs, on the landing is the airing cupboard in which is a combi boiler plus loft hatch.

There are four, double bedrooms; the main bedroom is front aspect with built in wardrobes, with two of the other three bedrooms also having built in wardrobes. The family bathroom is fitted with a white suite comprising of panel enclosed bath with a shower over, back-to-the-wall W.C. and vanity basin. There is a side window to provide light and ventilation.

Outside, the pretty, back garden is level, southerly and private with a patio for entertaining with a shed and greenhouse.

In the past there was access at the rear to a garage (since demolished) which could be replaced (STPP).

Price... £775,000

Freehold



LOCATION

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops ie Butchers, Bakers, Newsagents, Post Office, Chemist, Florist and Supermarket together with Doctors' and Dentists' surgeries. There are local schools for children up to the age of 11 years. For secondary education, Prestwood lies in the catchment area for the Amersham/Chesham Grammar Schools and The Royal Grammar School for boys in High Wycombe. The Misbourne School in Great Missenden also offers schooling for 11-18 year olds. Private schools nearby include The Gateway in Great Missenden and Pipers Corner for girls in Great Kingshill. Nearby, Great Missenden also offers a main line rail link into Central London which is ideal for the commuter (approximately 35 minutes). For more extensive requirements both High Wycombe and Amersham are approximately 5 miles from Prestwood.

DIRECTIONS

From our offices in Prestwood, follow the road towards High Wycombe and turn left into Sixty Acres Road. At the bottom of the road the house can be found on the right indicated by a Wye Country "For Sale" board.

ADDITIONAL INFORMATION

COUNCIL TAX BAND E

EPC EER RATING C

SCHOOL CATCHMENT 2025/6

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

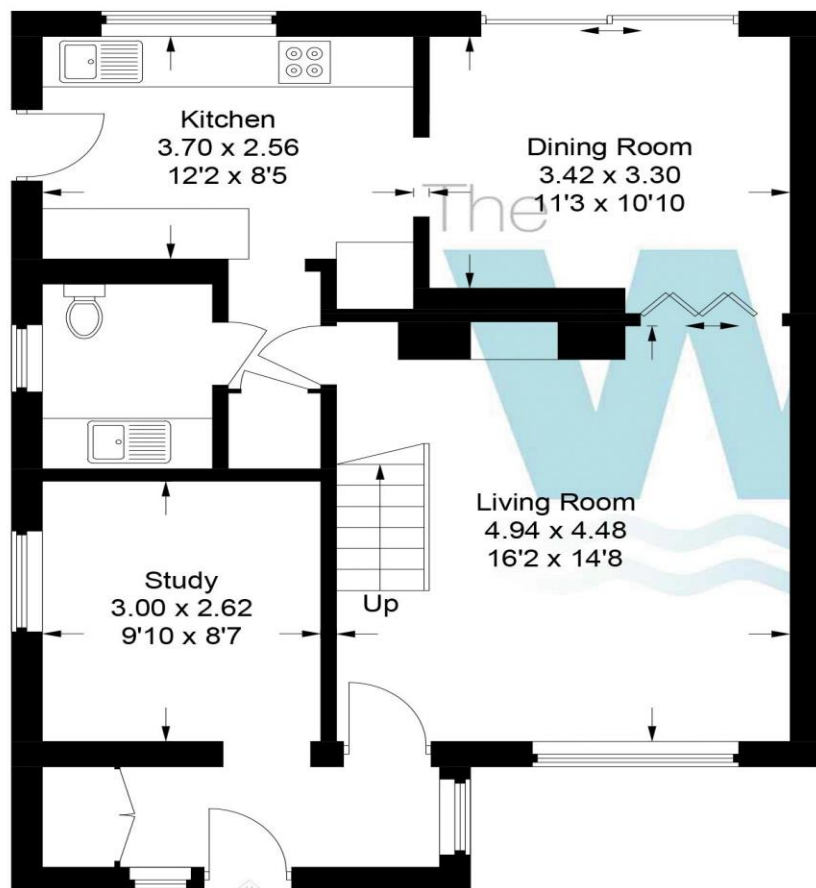
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

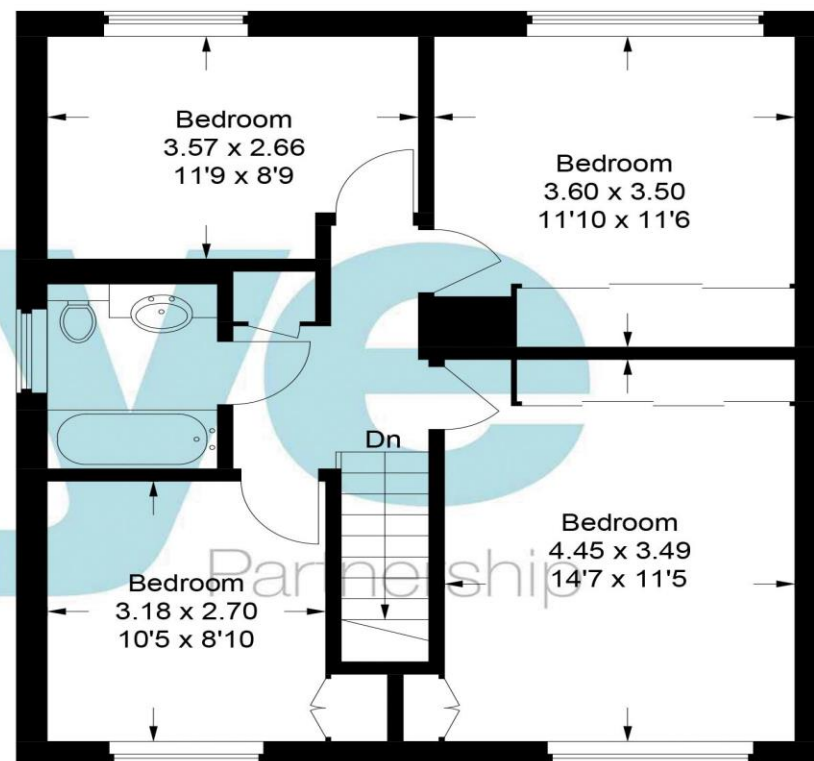


52 Sixty Acres Road

Approximate Gross Internal Area
Ground Floor = 67.3 sq m / 724 sq ft
First Floor = 60.9 sq m / 655 sq ft
Total = 128.2 sq m / 1,379 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