

3 Greenside, Prestwood, Buckinghamshire, HP16 0SE

A traditional three bedroom, mid terrace family home, ideally located on a quiet walkway position overlooking a green.

Entrance Hall | Cloakroom | Sitting Room | Dining Room | Kitchen | Three Bedrooms
| Family Bathroom | Front Garden | Rear Garden | Garage in Nearby Block |

Greenside is a quiet residential location on the ever popular Lodge Lane development, with properties overlooking a pretty central green. This traditional three bedroom terrace house would make a perfect first purchase.

Accessed via a walkway position across the front garden, there is an initial welcoming entrance hall and handy cloakroom. The sitting room flows through to the dining room, which in turn opens up to the kitchen. Laminate wood flooring runs through this space linking the rooms. The sitting room enjoys a front aspect over the central green and has a feature electric fireplace providing a focal point. The dining room has a rear aspect with double patio doors overlooking the pretty rear garden. Walls have been removed to give an open feel to the kitchen which is well designed with a range of wall and floor mounted units, integrated five ring gas hob and double oven, a slimline dishwasher and space for fridge freezer and washing machine.

Upstairs are the three bedrooms and family bathroom, consisting of a white suite with wc, vanity hand wash basin and 'p' shaped bath with shower over. Bedroom one benefits from built-in wardrobes and enjoys a wonderful front aspect overlooking the green. Also with a front aspect is bedroom three, whilst bedroom two overlooks the rear garden and has built-in wardrobes.

To the rear the current owners have created a gorgeous courtyard garden, perfect for enjoying family barbeques. A tranquil patio area with a pergola overlooks an area of lawn and mature shrubs with beautiful perennial planting. A rear gate provides access to garage in a nearby block.

Price... £425,000

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 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 offices in Prestwood follow the Wycombe Road towards Great Kingshill, taking the fourth turning left into Lodge Lane. Greenside can be found approx. 500 yards on the left hand side. Number three is on the left of the large green.

ADDITIONAL INFORMATION

Council tax band D
EPC band C

SCHOOL CATCHMENT

Prestwood Infant & Junior Schools The Misbourne School, mixed Secondary Boys' Grammar; Dr Challoner's, Aylesbury Grammar and The Royal Grammar School Girls' Grammar; Dr Challoner's High and Aylesbury High Upper School/All ability; The Misbourne School Mixed Grammar; Chesham Grammar and Sir Henry Floyd (We recommend you check accuracy and availability at the individual schools)

MORTGAGE

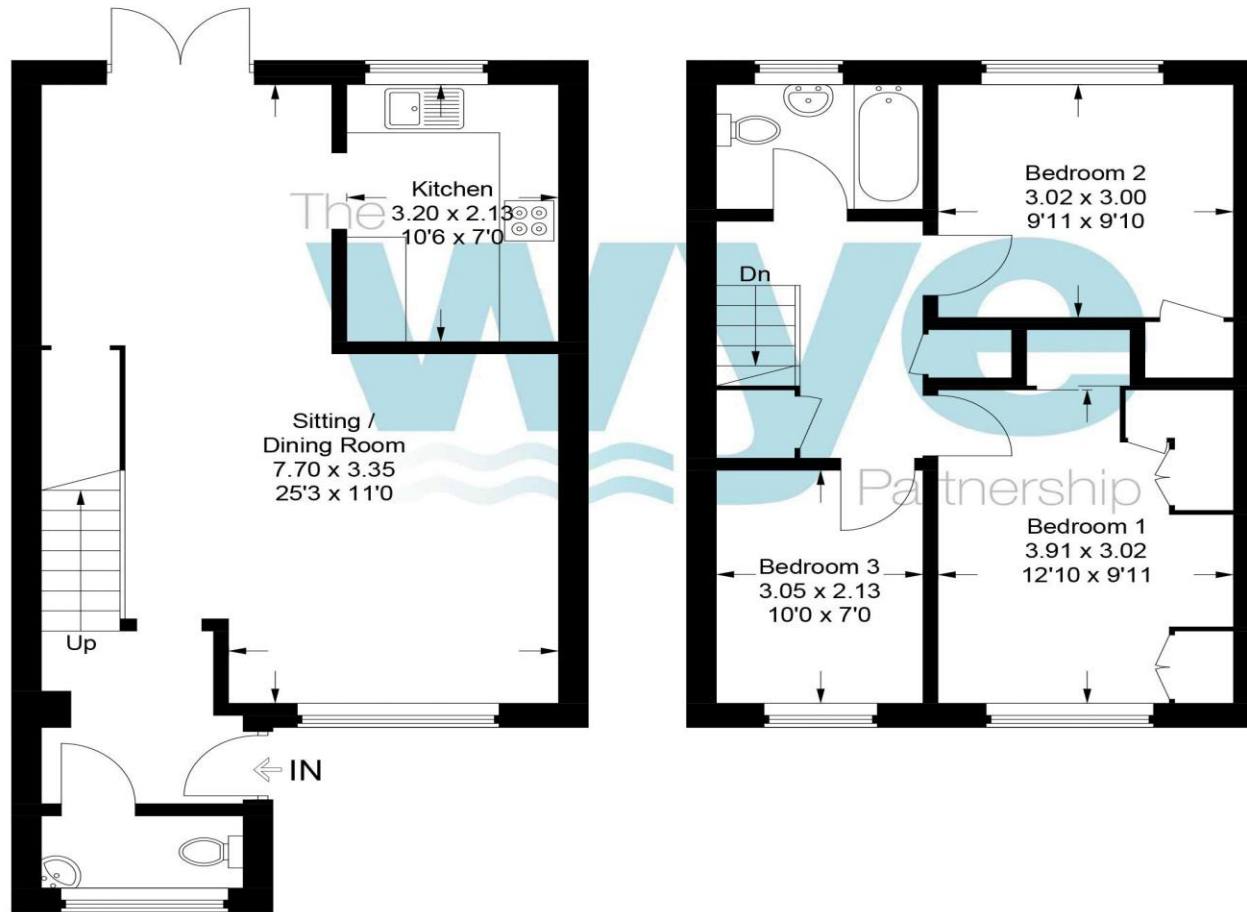
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3 Greenside

Approximate Gross Internal Area
Ground Floor = 45.5 sq m / 490 sq ft
First Floor = 40.4 sq m / 435 sq ft
Total = 85.9 sq m / 925 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