



27 Blacksmith Lane, Prestwood, Buckinghamshire, HP16 0NP

A well-presented and extended, three double-bedroom, end of terrace house in a non-estate location in the heart of the village, convenient for the local primary schools and shops. The property has light, bright and flexible accommodation with a level, enclosed garden and driveway parking.

Entrance hall | Shower room | Refitted kitchen | Study-Family room | Living room | Dining room | Three double bedrooms | Family bathroom | Separate W.C. | Driveway parking | Rear garden

27 Blacksmith Lane is at the end of a terrace of just three houses. It has been in the family for many years but was comprehensively updated under new ownership about 6 years' ago.

The house is set back behind a gravelled driveway with parking for several cars.

On entering the property the refitted shower room is to the right and is front aspect. The hallway leads to the kitchen and, opposite, the study/ optional 4th bedroom with fitted wardrobes/cupboards.

The ground floor has been fitted with a homogenous, neutral, easy maintenance grey LVP flooring.

The front aspect kitchen has been refitted with a range of white, gloss kitchen units with black worksurfaces with integrated appliances; 5 ring gas hob, double oven, drier and fridge-freezer and space and plumbing for a washing machine and dishwasher.

The generous living room runs across the back of the house and has French doors out to the garden, an understairs storage cupboard and double doors out to the separate, dining room extension.

Stairs from the hallway lead up to the landing where there are three, double bedrooms and a refitted, white, bathroom and separate W.C.

Outside, the garden can be accessed via a side entrance or from the living room. Some years' ago the family bought an extra piece of garden from a neighbour so the back garden is slightly larger than the adjoining properties. The private garden is bounded by mature shrubs and trees. There is a patio adjacent to the house.

Price... Offers in Excess of £475,000 *Freehold*



LOCATION

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops, ie Butchers, Hairdressers, Newsagents, 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 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. Pass the Co-Op and take the next turning on the right into Blacksmith Lane. Follow this until the road bends to the right and the house will be found on the left just on the bend.

ADDITIONAL INFORMATION

Council tax band D
EPC rating D

SCHOOL CATCHMENT AREAS 2025/6

Primary- Prestwood village schools (infant and junior)
Girls' grammar- Aylesbury High School, Dr. Challenor's High School
Boys' grammar- Aylesbury Grammar School, Dr Challenor's Grammar School, The Royal Grammar School
Mixed Grammar - Chesham Grammar School, Sir Henry Floyd Grammar School
Upper/All ability- The Misbourne School
We recommend you check availability at specific schools.

MORTGAGE

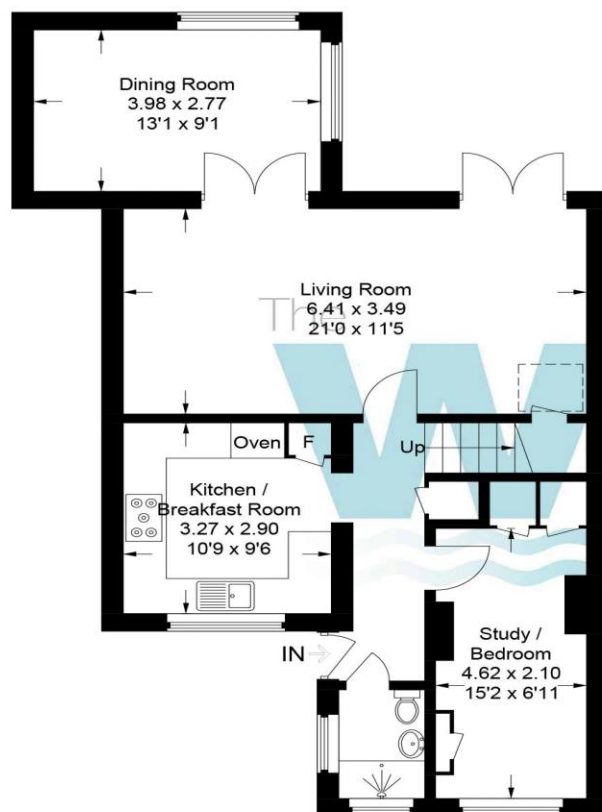
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

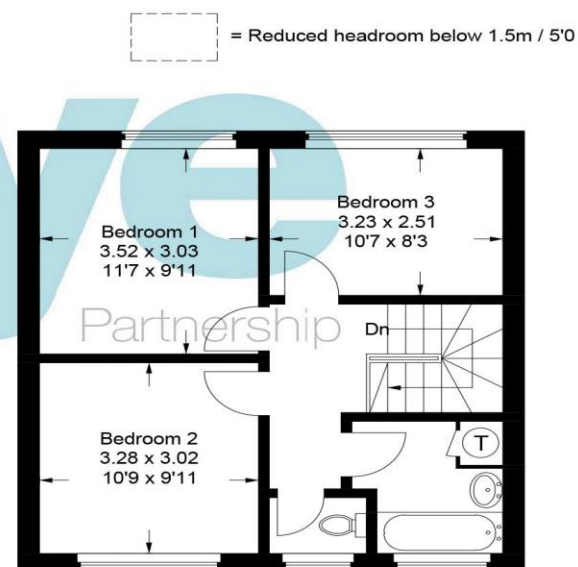


27 Blacksmith Lane

Approximate Gross Internal Area
Ground Floor = 67.5 sq m / 726 sq ft
First Floor = 44.5 sq m / 479 sq ft
Total = 112.0 sq m / 1,205 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.
© CJ Property Marketing Ltd