



3 Honorwood Close, Prestwood, Buckinghamshire, HP16 9HH

A well-presented, four bedroom detached house on a quiet cul de sac convenient for the village and local facilities. The property has a double aspect sitting room, refitted kitchen and useful outside office/gym. It sits well back from the road with a pretty frontage and a well-enclosed, private rear garden. There is scope to extend over the office/gym (STPP)

Entrance hall | Sitting room | Cloakroom | Kitchen/diner | Conservatory | Four bedrooms | Family bathroom | Separate Office/Gym

3 Honorwood Close is an attractive house fronting pretty gardens, benefitting from a semi-rural location close to country walks, whilst still being moments from the convenience of the Village. Close to popular schools and transport links, this property makes an ideal family home.

The front door opens into a light, bright hallway fitted with low maintenance, wood effect flooring, and with a useful coats' cupboard and downstairs cloakroom. A side door leads out to a covered passageway and from there across to the office/gym. The sitting room is double aspect with an unused, feature, open fireplace and a door out to the garden. The kitchen has been fitted with a comprehensive range of white, gloss units with planked, oak worksurfaces. There is space and plumbing for a washing machine and slimline dishwasher plus Neff 5 ring induction hob and a double oven. The kitchen opens out into a conservatory providing a good link between the house and garden beyond.

Upstairs, there are four bedrooms, three doubles and a single, the main bedroom has fitted wardrobes and overlooks the back garden. The family bathroom is fitted with a suite comprising of P-shaped bath, with rainfall shower over and screen, vanity unit and W.C.

Outside, the house has good links with the back garden with access from the sitting room, kitchen and side passageway. The gardens are level, enclosed and private, being bounded by mature trees and shrubs. The Indian sandstone patio is ideal for entertaining and leads round to the office/gym which has been created by reconfiguring and insulating the single garage and has windows at both ends. The front garden has a generous frontage with a lawn and ornamental shrub border, there is parking for 2-3 cars.

Price... Offers in Excess of £700,000 *Freehold*



LOCATION

Prestwood village centre has an excellent range of day to day facilities, 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 office in Prestwood follow Honor End Lane and Honorwood Close is the first turning on the right. Number 3 is the second house on the left indicated by a Wye Country for sale board.

Additional Information

Council Tax Band F EPC Band D

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

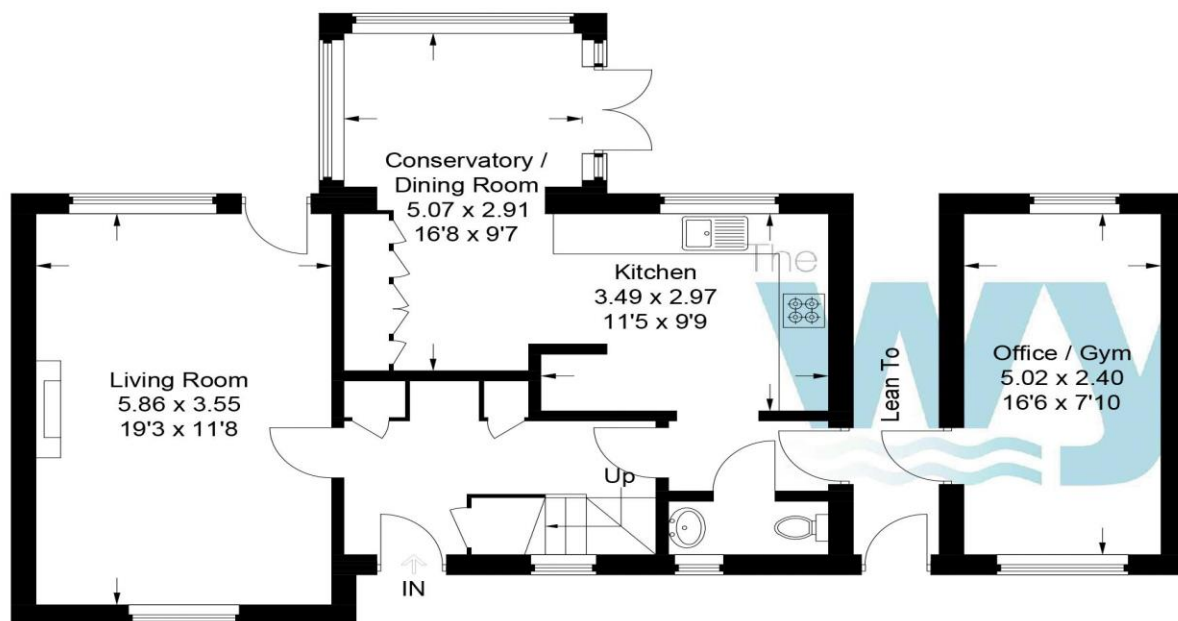
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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

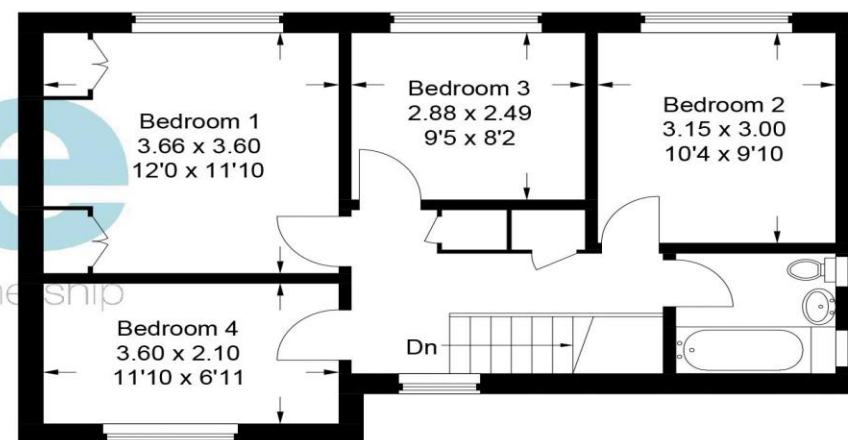


3 Honorwood Close

Approximate Gross Internal Area
Ground Floor = 60.3 sq m / 649 sq ft
First Floor = 51.9 sq m / 559 sq ft
Office / Gym = 12.4 sq m / 133 sq ft
Total = 124.6 sq m / 1,341 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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