



Gerosian, Nairdwood Lane, Prestwood, Buckinghamshire, HP16 0QL

An immaculately presented, four-bedroom, link-detached house set well back from the road, on a generous plot with two garages and ample parking. The property has been lovingly and meticulously maintained over the years but would now benefit from some general updating to bring it up to modern standards and expectations. No Onward Chain

Entrance hall | Study | Living room | Dining room | Kitchen | Cloakroom | Four bedrooms | Family bathroom | Double garage | Driveway parking

The property is set back from the road, and shielded from it, with mature conifer hedging. A shared entrance leads to a pair of driveways to two detached properties, linked only by their double garages. The hard landscaping is a combination of brick paver and tarmac parking adjacent to which is a level, mainly grassed, front garden with a feature, weeping cherry tree.

The front door leads into the entrance hall with the study on the left and door to the reception rooms on the right. There is a well-appointed cloakroom behind the study with vanity-mounted W.C. and basin plus the gas boiler.

The kitchen is rear aspect and fitted with a range of cream Shaker units with medium oak-effect trim and work surfaces. The kitchen is fitted with a four-ring gas hob, Neff fan oven and microwave, integrated dishwasher and fridge freezer plus a washing machine. There is a door to the garden and space for a table for casual dining.

The sitting room is double aspect with French doors out to the garden and a broad opening through to the dining room. The dining room and the passage to the garage are later additions to the house.

Upstairs, there are four bedrooms off the landing (with airing cupboard). The two largest are front aspect, both with fitted wardrobes. The two smaller bedrooms overlook the garden with the smaller of the two having a built-in wardrobe.

The family bathroom is fitted with a champagne-coloured suite, in excellent condition, comprising of a corner whirlpool bath with an electric shower over, basin and W.C. The walls are tiled.

Outside, the back garden is level and enclosed with a combination of close board timber fencing and mature, well clipped pyracantha hedging that follows the curved back edge of the garden. There is a crazy-paved patio adjacent to the house and a door and covered passageway that leads to the rear of the double garage. The garage has a pitched roof with rafter storage and is accessed via a pair of matching up and over, electric garage doors.

Price... £825,000 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. Turn right onto Nairdwood Lane immediately before the Crossroads garage. Pass the right hand turnings into Honor Road and Fairacres. A short distance beyond Fairacres you will see a metal "fence" structure, the driveway to the house is the next on the right.

ADDITIONAL INFORMATION

Council tax band F

EPC rating D

SCHOOL CATCHMENTS 2025/26

Primary- The Prestwood Village Schools (infant and separate junior)

Upper- The Misbourne School

Boys' Grammar- The Royal Grammar School, Dr Challoner's Grammar School, Aylesbury Grammar School

Girls' Grammar- Dr Challoner's High School, Aylesbury High School

Mixed Grammar- Chesham Grammar School, Sir Henry Floyd Grammar School.

(we recommend you check availability at individual schools)

MORTGAGE

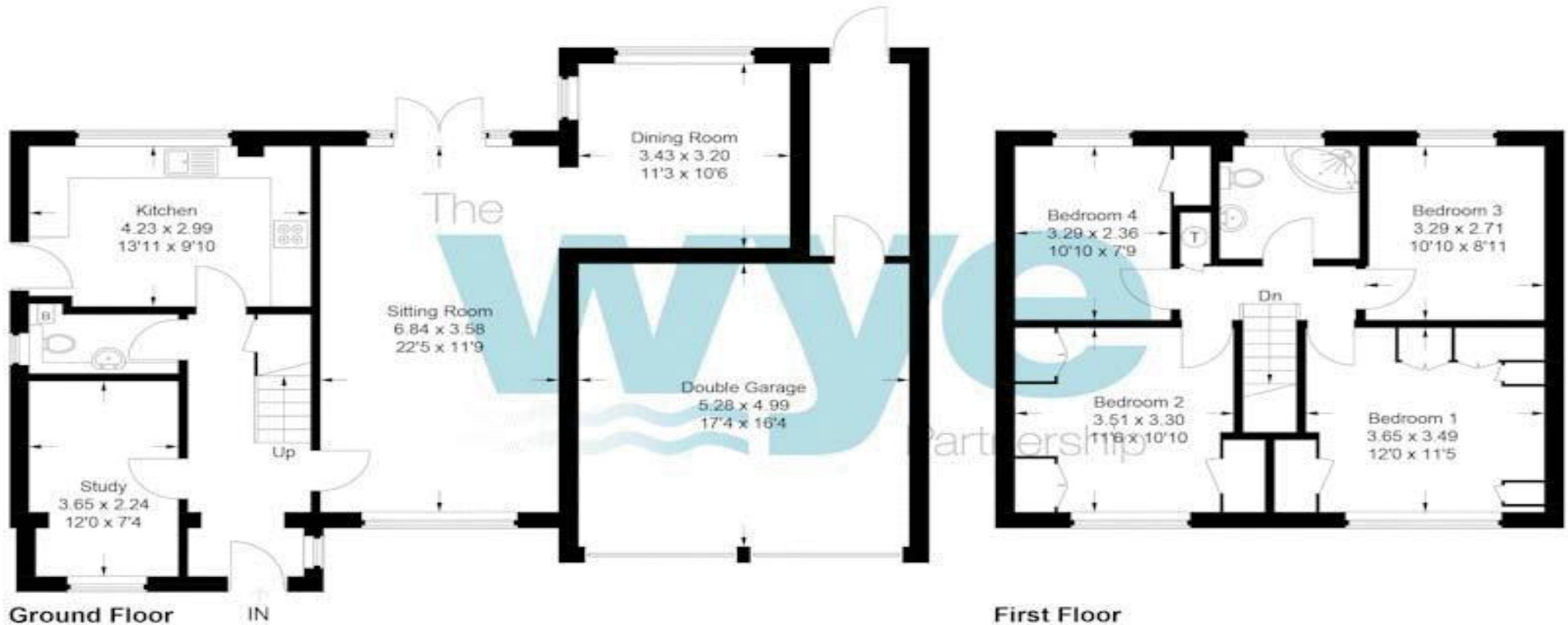
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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Gerosian

Approximate Gross Internal Area
 Ground Floor = 71.7 sq m / 772 sq ft
 First Floor = 54.8 sq m / 590 sq ft
 Double Garage = 32.3 sq m / 348 sq ft
 Total = 158.8 sq m / 1,710 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.
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