



36 Clare Road, Prestwood, Buckinghamshire, HP16 0NS

A neat and tidy, three-double-bedroom, semi-detached house on a well-regarded road in the centre of the village. There is scope for updating and reconfiguration in the house and a lovely garden at the back of the house. No Onward Chain

Porch | Entrance hall | Cloakroom | Living room | Dining room | Kitchen | Three double bedrooms | Family shower room | Garage | Off-street parking | Long east-facing garden

The property is approached across a brick paver parking area at the front of the house. A shared driveway on the left leads to a single garage with up and over garage door, power and light. There is a useful store built in to the end of the porch accessed from the drive.

The house is entered via a brick and double-glazed porch with coats' and shoe storage.

The front door opens into a generous hallway fitted with parquet flooring. To the left is the cloakroom fitted with W.C. and basin with a window opening to the side; beyond this are the stairs with storage cupboard under.

The living room is on the right and has a large, picture window overlooking the front and an opening through into the dining room beyond.

The dining room has sliding doors out to the patio and garden and a door into the kitchen.

The kitchen is fitted with a range of beech-effect units with complementary work surfaces. There is a ceramic sink, built-in, 4 ring, gas hob, integrated double oven plus space (and plumbing) for a washing machine and tall fridge-freezer, there is a door to the patio.

Upstairs, there is a side window on the half landing and, on the full landing, doors to the bedrooms and shower room. The three bedrooms are all doubles with the largest being rear aspect.

The family bathroom has been retro-fitted with a shower cubicle and has a white suite of W.C. and basin and part tiled walls. Ventilation is via a window to the front.

Outside, there is a concrete patio at the rear and a gate leading to the garage. The garden is level and mature and stocked with mature shrubs and trees and laid to lawn.

Price... £450,000 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

DIRECTIONS

From our office in Prestwood follow the Wycombe Road towards Great Kingshill. Take the second turning on the left into Clare Road and follow that almost to the junior school and the house will be found on the right.

Additional Information

Council tax band D

EPC rating D

School catchments

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

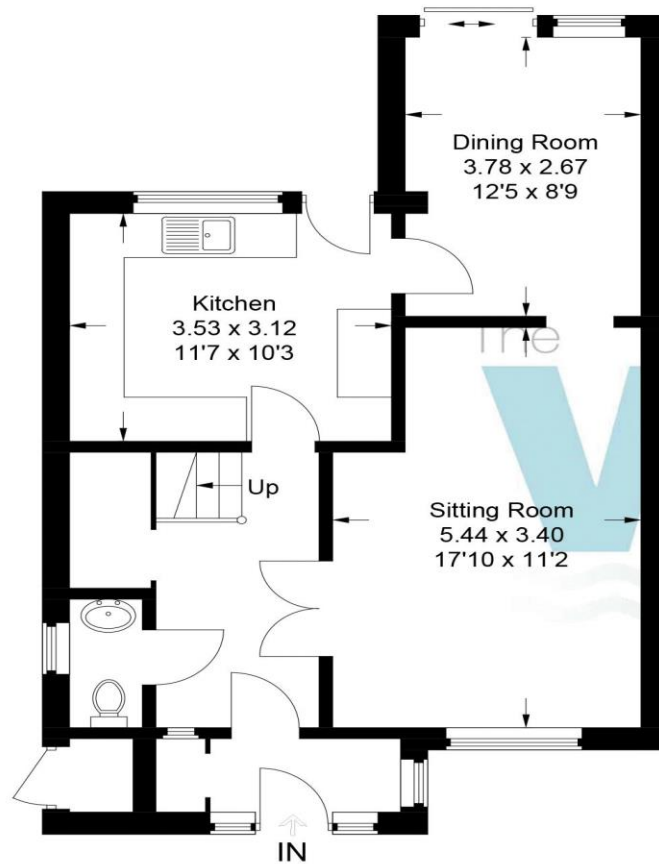
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

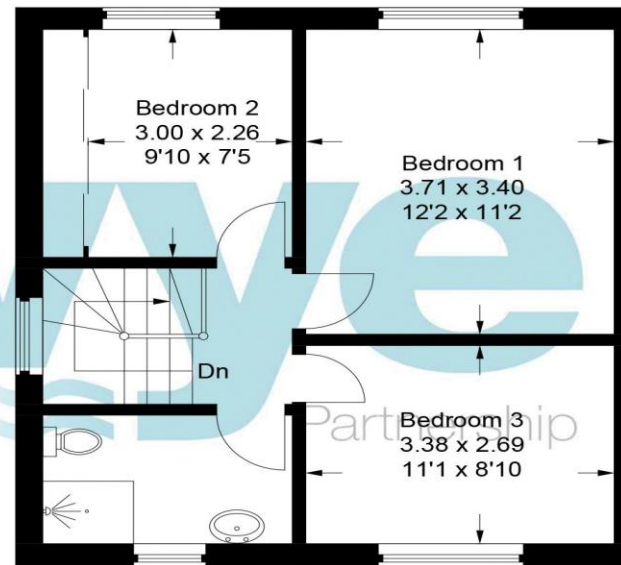


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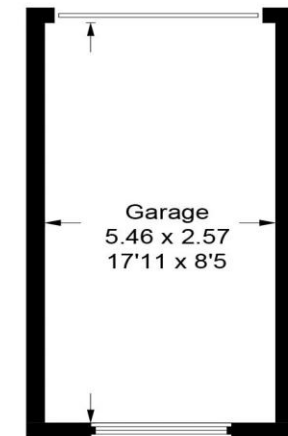
Approximate Gross Internal Area
 Ground Floor = 53.8 sq m / 579 sq ft
 First Floor = 44.1 sq m / 475 sq ft
 Garage = 13.9 sq m / 150 sq ft
 Total = 111.8 sq m / 1,024 sq ft
 (Excluding External Cupboard)



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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