



4 Hildreth Road, Prestwood, Buckinghamshire, HP16 0LU

An immaculately presented and stylishly updated three, double-bedroom, end of terrace house in the heart of Prestwood village. The house is set well back from the road and has a level and private back garden and ample off-street parking.

Entrance lobby | Utility room | Garage | Cloakroom | Living room | Kitchen | Three double bedrooms | family bathroom.

The property is approached across a wide driveway with driveway parking in front of, and to the side of, the garage. The property is bounded on the right with a mature hedge and small area of grass.

The front door is at the side and opens into an entrance lobby with a coats' cupboard. A door to the left opens into a well-appointed utility room with space and plumbing for a washing machine, space for a tumble drier/fridge plus storage. A further door opens into the fore-shortened garage, ideal for storage and with an up-and-over door to the front.

The other door from the lobby leads into the entrance hall, which, along with the remainder of the ground floor, is fitted with oak-effect LVP flooring. To the left is the cloakroom which has been refitted with a white suite of W.C. and basin and has stylish, painted, half-panelled walls.

Doors from the entrance hall lead into the kitchen (at the rear) and living room on the right. The living room is front aspect and has a feature, floor-to-ceiling panelled wall and a wide opening through to the kitchen-diner.

The kitchen has been fitted with a range of navy blue, Shaker-style units with white quartz work-surface and incorporates an under-counter sink, integrated Bosch fan oven, combi microwave and induction hob plus integrated dishwasher and fridge-freezer. A large window in the kitchen overlooks the garden. The dining/eating areas are delineated by a peninsular unit with the dining area having sliding patio doors out to the garden and ample space for a large dining table.

Upstairs, there are two, good-sized, double bedrooms with built in wardrobes and a smaller double bedroom. The family bathroom has been refitted with a white suite comprising of P-shaped bath with screen and shower over, a basin and W.C. The walls are part-tiled and part panelled. There is a high, frosted window to the front.

Outside, the gardens are enclosed with close board fencing and mature hedging with side and rear access to a useful passageway. There is an area of patio across the back- ideal for entertaining.

Price... £465,000 *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 Wycombe Road towards Great Kingshill. Take the third turning on the left into Sixty Acres Road. At the end turn right and the house will be found a short distance along on the right.

Additional information

Council tax band D

EPC rating C

School catchments

Primary- Prestwood Village Schools - infant and junior.

Upper school- The Misbourne School

Mixed Grammar- Chesham Grammar School, Sir Henry Floyd School

Boys' grammar- Dr. Challoners Grammar school, Aylesbury Grammar School, The Royal Grammar School

Girls' Grammar- Dr Challoners High School, Aylesbury High School.

(we recommend you check availability at specific schools)

MORTGAGE

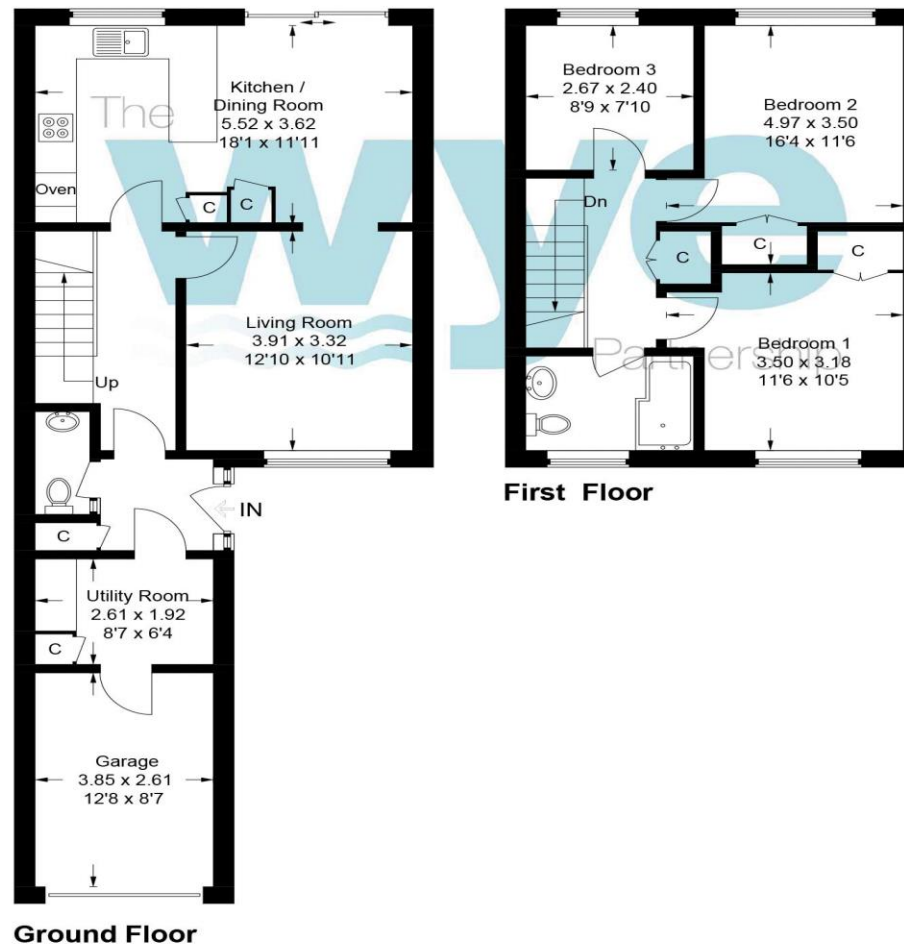
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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4 Hildreth Road

Approximate Gross Internal Area
Ground Floor = 62.9 sq m / 677 sq ft
First Floor = 42.1 sq m / 453 sq ft
Total = 105 sq m / 1,130 sq ft
(Including Garage)



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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