



14 Honor Road, Prestwood, Buckinghamshire, HP16 0NJ

A well-proportioned chalet style bungalow in a peaceful village location overlooking playing fields. Recently refitted kitchen/diner and bathroom.

Entrance Porch | Hallway | Sitting Room | Re-fitted Kitchen/Breakfast Room | Conservatory
| 2 Bedrooms | New Bathroom | Landing Bedroom/Office | Night Cloakroom | Detached
Garage | Gardens |

A detached chalet bungalow which has been lived in by the present owner and lovingly maintained for the last 20 years and has been recently updated with a lovely new bathroom and upgraded kitchen/diner. The property is conveniently located for both the village of Prestwood and with easy access down to Great Missenden and the station.

The property is approached via a brick paver driveway leading to the front entrance porch. On entering the property the double aspect, main sitting room is to the right with a feature fireplace. A separate door leads to the kitchen. Opposite the sitting room, also front aspect, is a double bedroom, behind which is a generous recently fitted bathroom, with large walk-in shower, concealed cistern W.C. and large vanity basin.

Recently refitted, the modern kitchen/diner runs across the rear of the house and is divided by a breakfast bar return. The adjacent dining area has space for a dining table with a door into a sealed unit, double glazed conservatory with a glass roof and doors out to the pretty gardens.

A staircase from the hallway leads to the master bedroom and separate W.C. The vendors currently use this space as an office making great use of the space. There is generous eaves storage and scope (STPP) to extend to the front with a dormer to add an extra bedroom with views across adjacent playing fields. To the rear is a further bedroom overlooking the garden.

Outside, the pretty private gardens are level and enclosed with a workshop/store tucked on one side and a separate garage accessed by a drive. To the front there is parking for two cars (and scope to add more) with the property being screened from the road with mature hedging and planting.

Price... Offers in Excess of £575,000 *Freehold*



LOCATION

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops: a butcher, Post office, chemist, florist and two small 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 offices in Prestwood follow the High Street towards Great Missenden. Take the right turn into Nairdwood Lane, by the Crossroads garage, and then turn immediately right into Honor Road. Number 14 will be found on the right after approx 100 meters.

SCHOOL CATCHMENT 2025/6

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)

ADDITIONAL INFORMATION

Council tax band E

EPC rating DC

MORTGAGE

Contact your local Wye Country 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



14 Honor Road

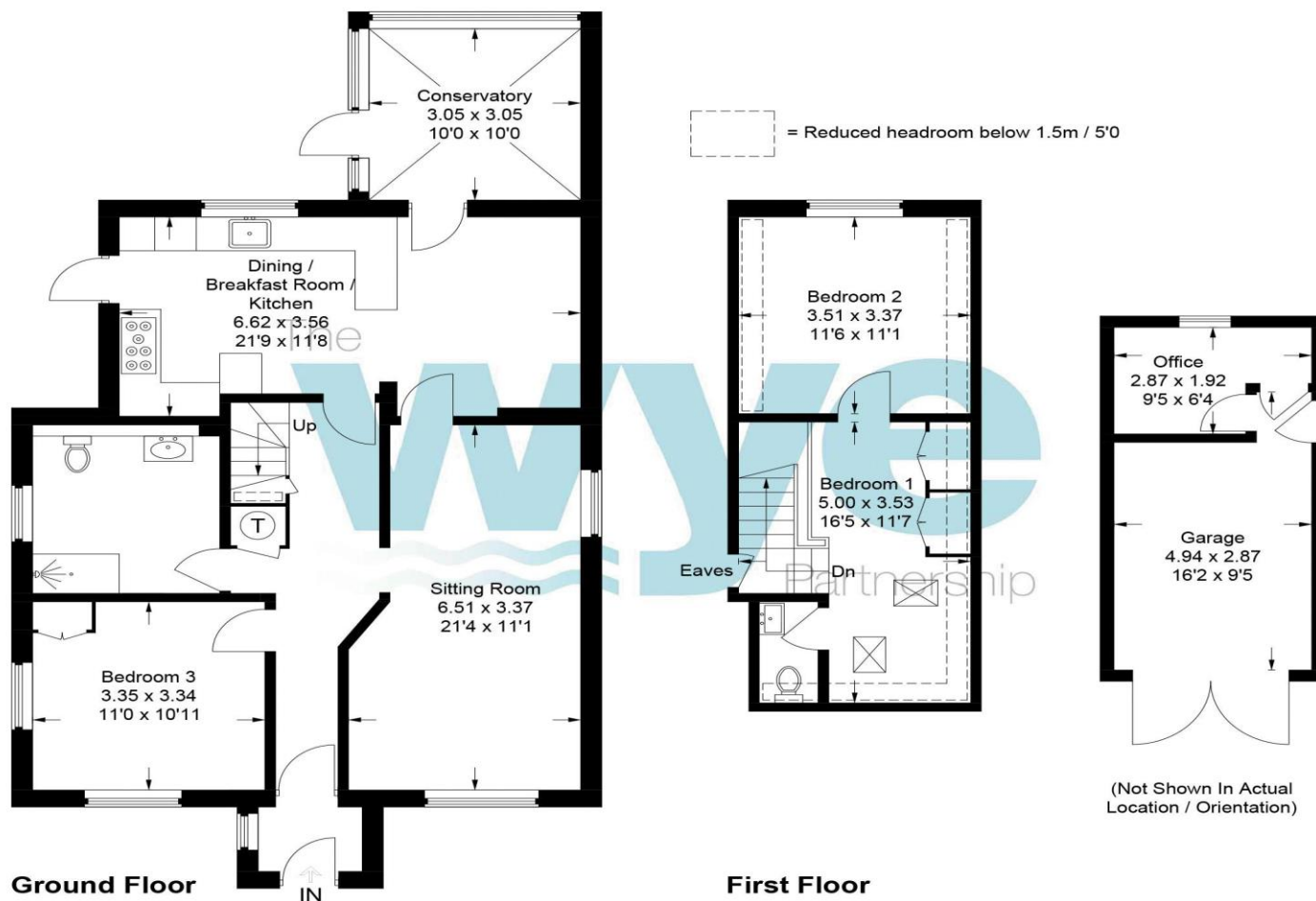
Approximate Gross Internal Area

Ground Floor = 88.7 sq m / 955 sq ft

First Floor = 28.4 sq m / 306 sq ft

Garage / Office = 17.4 sq m / 187 sq ft

Total = 134.5 sq m / 1,448 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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The **wye** Partnership