



4 Groom Road, Prestwood, Buckinghamshire, HP16 0NB

A neat and tidy, three, double-bedroom, two reception room, mid-terraced house in the heart of Prestwood village with a level southerly garden. Although very livable, the house is slightly dated and would benefit from some updating to bring it up to 21st century expectations. No Onward Chain

Porch | Entrance hall | Through lounge/dining room | Kitchen | Conservatory | Cloakroom | Three double bedrooms | Family bathroom | Substantial timber outbuilding

The property is approached via a footpath across a grassy walkway leading to houses on the even numbered side of Groom Road.

Entry is through a porch into the entrance hall. There is a downstairs cloakroom to the right with a window to the front.

The door to the dining area is opposite the staircase and has a tall picture window to the front and a broad opening through to the living area which has a matching window overlooking the garden and a decorative, old-stock-brick, display plinth with storage niches, and a door to the hall.

There is a galley-style kitchen which is fitted with a range of medium-oak, base and wall units with complementary work surface. There is a gas hob, double fan oven, an under-counter fridge and a freezer plus space and plumbing for a washing machine. A tall larder cupboard just inside the door contains the gas and electric meters plus storage.

The back door leads into a part-brick conservatory with sealed unit windows and a door to the garden.

Upstairs, there are two double bedrooms with fitted wardrobes plus an additional, slightly smaller, double bedroom overlooking the garden. The front aspect bathroom is fitted with a white suite comprising of bath, W.C. and basin.

Outside, the gardens are landscaped with a patio area next to the house and with raised grey-stone-built flower beds either side of the central path. The garden is pretty and is clearly well stocked and was well loved and maintained. A large timber outbuilding is at the far end of the garden near the gate leading to the service road beyond.

On road parking is available on the service road usually close to and parallel with the end of the garden.

Price... £425,000 *Freehold*



LOCATION

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops, ie Butchers, 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. 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 and take the third turning on the left into Hildreth Road. Follow the road round to the right as it bends. The front door faces onto a walkway on the right, off Hildreth Road.

ADDITIONAL INFORMATION

Council tax band D

EPC rating C

SCHOOL CATCHMENT AREAS 2025/6

Primary- Prestwood Village Schools

Boys' Grammar- The Royal Grammar School, Aylesbury Grammar School, Dr. Challengers Grammar School.

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

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

Upper/Mixed ability- The Misbourne School
(we recommend you check availability at specific schools)

MORTGAGE

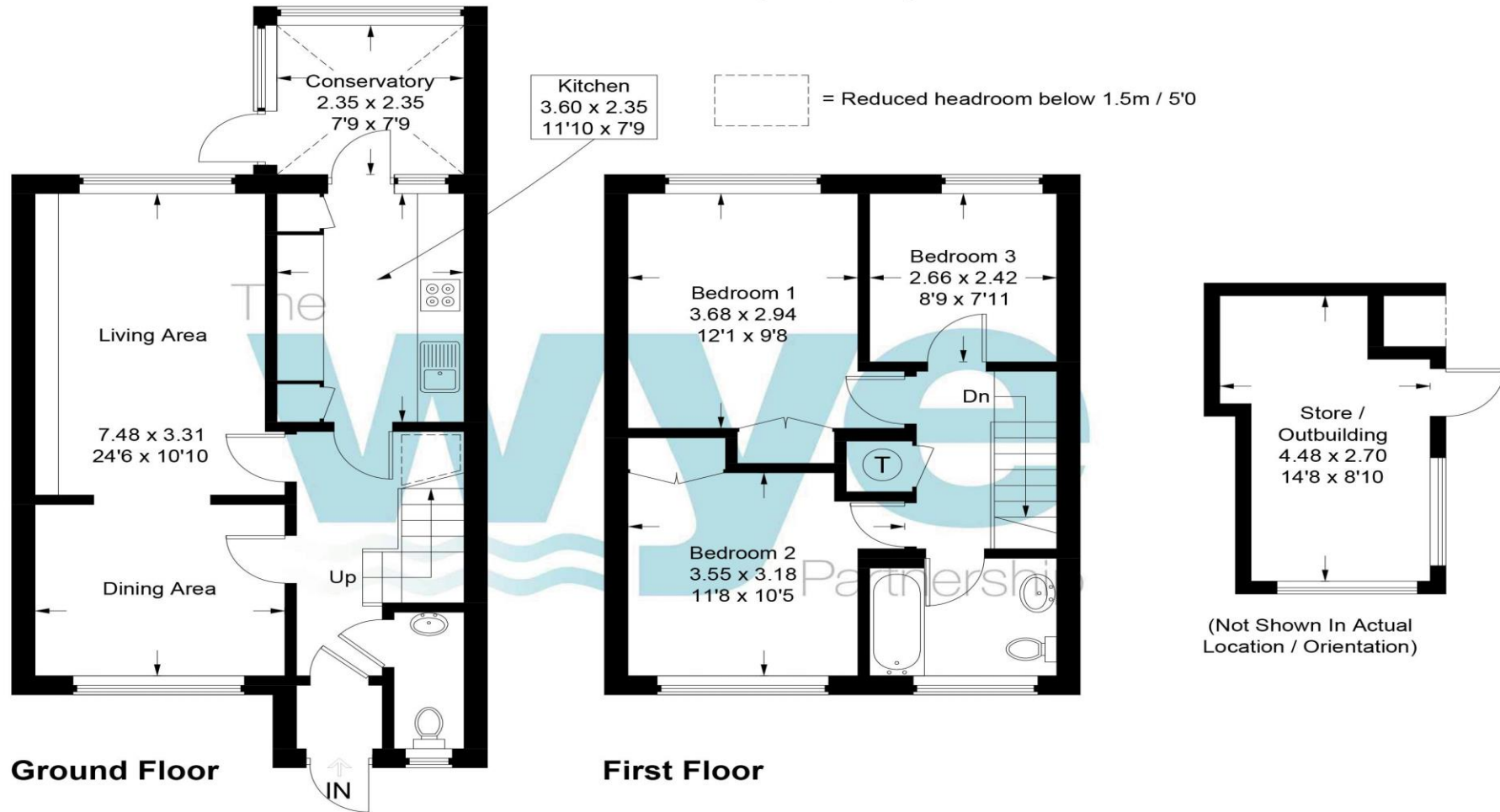
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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4 Groom Road

Approximate Gross Internal Area
 Ground Floor = 50.9 sq m / 548 sq ft
 First Floor = 41.8 sq m / 450 sq ft
 Outbuilding = 10.2 sq m / 110 sq ft
 Total = 102.9 sq m / 1,108 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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