



Green Lane  
Prestwood | Buckinghamshire

£965,000 Subject to contract  
Freehold

  
JeremySwan

# Green Lane

## Prestwood | Buckinghamshire

We are delighted to offer this deceptively spacious four bedroom detached home on the highly desirable and sought after Green Lane. On the edge of the village, this property is adjacent to horse paddocks and enjoys easy access to public footpaths allowing countryside walks from your own front door. Some of its many pleasing features include:-

- 4 double bedrooms, bathroom and shower room
- Large gravel driveway
- Gas fired central heating
- Snooker room that could be converted into an annexe
- Offered chain free
- Approximately one third of an acre plot
- Sole agent



### Ground floor

**Reception/entrance hall** - fitted carpet, radiator, storage cupboard, stairs rising to the first floor.

**Kitchen** - Dual aspect, fitted with a range of base units and wall cabinets, worktop with inset one and half bowl white sink unit with single drainer and mixer tap, plumbing for dishwasher, range cooker with extractor fan over, cupboard housing pressurised hot water cylinder, storage cupboard, tiled floor, pantry cupboard with water softener, radiator, serving hatch.

**Utility room** - Ceramic tiled floor, double glazed stable door to front and rear of the property, radiator, storage cupboard housing pressurised hot water tank,

storage cupboard housing a wall mounted Worcester Bosch gas central heating boiler.

**Games room** - Versatile space, dual aspect, engineered wood floor, radiator, double glazed multiplane style bi-folding doors to the rear garden, spotlights.

**Dining room** - Large double glazed bay window, fitted carpet, radiator, serving hatch.

**Sitting room** - Dual aspect, fitted carpet, double glazed double doors to rear garden, three radiators, storage cupboards, open fireplace with a mantelpiece surround with marble hearth with inset tiled slips.

**Family bathroom** - Modern matching white suite comprising free standing double ended contemporary Victoria and Albert bath with Victorian style mixer tap with shower attachment over, low flush WC, free standing wash hand basin set on a table with mixer tap over, vanity mirror over, chrome vertical heated towel rail, ceramic wood style tiled floor, extractor fan.

**Bedroom four** - Dual aspect, fitted carpet, French Oak bookcase, radiator.

**Principle Bedroom** - Fitted carpet, storage cupboard, radiator.



## First Floor

**Landing** - Fitted carpet.

**Shower room WC** - Large shower cubicle with rainwater shower head with handheld shower, wash hand basin with mixer tap, low flush WC, Granite style tiled floor.

**Bedroom two** - Dual aspect, fitted carpet, radiator.

**Bedroom three** - Fitted carpet, access to eaves storage, radiator.

**Outside** - Sit on a plot of approximately one third of an acre. Long gravel driveway to the front providing off street parking for many cars. Well stocked flower and shrub borders. Rear garden mainly laid to lawn, sun terrace, outside tap, outside light, timber shed, secluded corner of the garden with a pond.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

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