



**Moat Lane**  
Prestwood | Buckinghamshire

**£480,000** Subject to contract  
**Freehold**



# Moat Lane

## Prestwood | Buckinghamshire

We are very pleased to offer this beautifully presented 2-bedroom brick and flint cottage located just off the highly desirable Moat Lane. Conveniently located for access to Great Missenden rail station (London Marylebone) and yet a short walk from open countryside, this property is ideal for a buyer looking for a countryside cottage with a particularly large garden.

- 2 bedrooms
- Detached studio presently used as 3<sup>rd</sup> bedroom
- Double glazing
- Gas fired central heating
- Garage and off street parking
- 2 large gardens, one south facing
- Sole agent



### Ground floor

**Kitchen** – matching base units and wall cabinets, wooden worktop with inset one and half bowl stainless steel sink unit with single drainer and mixer tap, stainless steel four ring gas hob with diffuser extractor over, stainless steel integrated fan oven, plumbing for washing machine, stable door, ceramic tiled floor, radiator, wall mounted Worcester Bosch gas combination boiler, spotlights.

**Sitting room** – Fireplace with cast iron inset living flame gas fire, wooden mantel and brick surround, brick hearth, wood effect

Karndean floor, door to rear garden, radiator, stairs rising to the first floor, under stairs storage.

### First Floor

**Landing** – Fitted carpet, exposed timber beams, spotlights.

**Principle Bedroom** – Fitted carpet, radiator, built-in wardrobe cupboards with sliding doors, access to loft, spotlights.

**Bedroom two** - Fitted carpet, radiator, built-in wardrobe cupboards with sliding doors, access to loft, spotlights.

**Bathroom WC** – Modern matching white suite comprising P-shaped bath with mixer tap and separate rainwater shower and handheld shower over, shower screen, enclosed cistern WC, enclosed wash hand basin with mixer tap with storage cupboards under, chrome vertical heated towel rail, porcelain tiled floor, extractor fan, spotlights.



## Outside

**Front** – Mainly laid to lawn, greenhouse, raised vegetable beds, timber shed.

**Rear** – Mainly laid to lawn.

**Garage** – Timber built, power and light.





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