



Wycombe Road  
Prestwood | Buckinghamshire

£3000 pcm





# Wycombe Road

## Prestwood | Buckinghamshire

We are delighted to offer this spacious four bedroom detached family home in the sought after Buckinghamshire village of Prestwood. The property lies within walking distance of various local amenities, and offers generous living accommodation.

- Four bedrooms
- Double glazing
- Gas fired central heating
- Driveway for off street parking
- Garage
- Sole agent

### Ground floor

**Entrance hall** – Spacious, stripped wood floorboards, radiator, stairs rising to the first floor, large under stairs storage cupboard.

**Sitting room** – Dual aspect, fitted carpet, built-in shelving and storage units, two radiators, open fireplace (untested) with mantelpiece, exposed brick, Quarry tiled hearth, double glazed double doors to the rear garden, wall lights.

**Dining room** – Stripped wood floorboards, two radiators, square bay window, picture rail, wall lights.

**Kitchen** – Fitted with a range of matching base units and wall cabinets, wood effect worktop with inset stainless steel Franke sink with single drainer and

mixer tap, integrated Hotpoint dishwasher, integrated Miele electric fan oven, integrated Bosch stainless steel four ring gas hob, space for a fridge freezer, radiator, limestone effect vinyl floor.

**Utility room** - Fitted with a range of matching base units and wall cabinets, wood effect worktop with inset stainless-steel Franke sink with single drainer and mixer tap, space for fridge freezer, plumbing for washing machine, space for condensing tumble dryer, double glazed casement door to side pedestrian access, access to loft, radiator, limestone effect vinyl floor.

**Shower room WC** – Matching suite comprising low flush WC, pedestal wash hand basin, shower cubicle, radiator, storage cupboard behind louvered

doors, wall mounted gas central heating boiler, limestone effect vinyl floor.

### First floor

**Landing** – Fitted carpet, access to loft via a pull-down ladder.

**Principal bedroom** – Fitted carpet, radiator, built-in wardrobe cupboards, picture rail.

**Bedroom two** – Fitted carpet, radiator, built-in wardrobe cupboards, picture rail, airing cupboard housing a lagged copper cylinder hot water tank.

**Bathroom** – Modern matching white suite comprising p-shaped bath with centre mixer tap,





separate shower over, shower screen, wash hand basin with mixer tap and drawers under, black vertical heated towel rail, black LVT floor.

**WC** – Enclosed cistern WC, black vertical heated towel rail, LVT floor.

**Bedroom three** – Fitted carpet, radiator.

**Bedroom four** – Fitted carpet, radiator, built-in wardrobe cupboards, picture rail.

### Outside

**Front** – Own driveway providing off-street parking for many cars, well stocked flower and shrub borders.

**Garage** – Up and over door, power and light.

**Rear** – York stone style large sun terrace with brick trimming, well stocked flower and shrub borders, remainder mainly laid to lawn, outside light, outside tap.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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