



**Keegan White**  
ESTATE AGENTS

Oaktree, 101 Wycombe Road | £650,000





## Features

- Kitchen/Breakfast Room
- Study & Utility Room
- Downstairs Shower Room
- Located Close to Local Amenities
- Catchment Area for Misbourne School
- Well Presented Throughout

The front door opens into an entrance lobby, with a secondary front door opening into the hallway that has stairs rising to the first floor and a deep cloaks cupboard. There is are two reception room, with the larger one to the rear featuring a log burner installed into the brick fireplace with tiled hearth, and patio doors that lead out to the back garden. The kitchen/breakfast room is fitted with a range of wall and base unit, quartz worktops and breakfast bar. There is space for a range cooker, dishwasher and fridge freezer. Adjacent to this is a study, that has a door leading into the integral garage to the front, and another door the opens into the utility

room with it's backdoor to the garden. Finishing off the ground floor accommodation is a contemporary downstairs shower room, with WC, vanity hand basin, shower cubicle, heated towel rail, and underfloor heating.

To the first floor are three double bedrooms, with the largest one having windows to rear also benefitting from fitted wardrobes. The family bathroom has tiled walls with window to front aspect and comprises of: panel bath, overhead shower, shower screen, vanity basin, low level WC, and heated towel rail.





Externally to the front, there is a single garage with block paved driveway that has parking for several cars, and an electric car charging point. The side gate gives access to the back garden which has been recently landscaped with artificial grass and paved patio area.

Prestwood is a village located within the Chiltern hills and offers a range of amenities that include a well regarded primary school, an impressive range of public houses, fish and chip shop, and other local stores including a Sainsburys, and a Post Office. In addition, there is a local doctor's surgery, optician and several dentists. It is an ideal

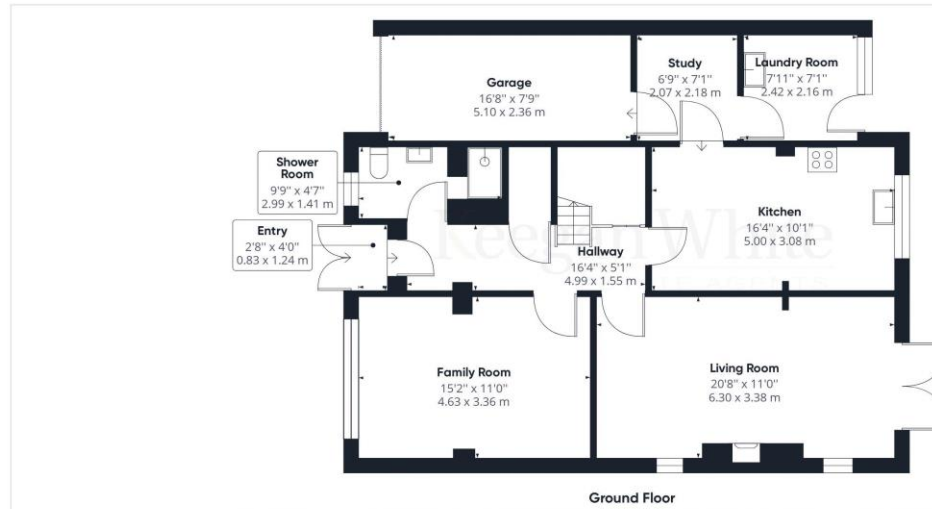
location for travelling by train with Great Missenden Railway Station only a 5 minute drive away from the property, offering a reliable train service via Chiltern Railways to London Marylebone, stopping at Amersham which provides a link to the Metropolitan line, Harrow on the Hill, Chorleywood and Rickmansworth.

Additional Information:

Council Tax Band E  
EPC Rating D (66)







Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
1393.96 ft<sup>2</sup>  
129.50 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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