



Keegan White
ESTATE AGENTS

45 Honor Road | £210,000

45 Honor Road | Prestwood | HP16 0NJ

- Top Floor Apartment
- Two Double Bedrooms
- Countryside Walks
- Excellent Community Life
- Village Location
- Larger 'L' Shaped Living Room

Accessed via communal staircase to the second floor, the apartment's private front opens into a large entrance lobby and hallway. The first thing you sense is that this apartment has a pleasant, quirky feel to it with plenty of light and spacious living accommodation. The 'L' shaped living room has windows to front and rear and is located adjacent to the kitchen. This is well fitted, with washing machine, slimline dishwasher, floor standing double oven, with electric hob and overhead extractor fan. There is plenty of storage above and below the kitchen worktops, and a ceramic sink and drainer with window to front aspect. The bathroom comprises of a panel bath with overhead shower, shower screen, hand basin with cupboard below, frosted window to front, and a heated towel rail. There are two double bedrooms one with window to front and the other with window to rear. Externally, there is a lock-up store that would be ideal for bicycles and pushchairs, and parking is on street.

Honor Road is located in Prestwood, a small village in the Chiltern Hills. The apartment is within walking distance of the village shops and amenities, including the village store, a Co-op mini-market, Doctor's surgery, pharmacy and health centre, amongst others. There is an infant school, and a junior school, with the Misbourne and Holmer Green secondary schools close by. The nearest town is Great Misenden which is just over two miles away and has a wider array of facilities, including the railway station that gives access to London Marylebone in around 3/4 of an hour.

Additional Information:

Council Tax: Band B

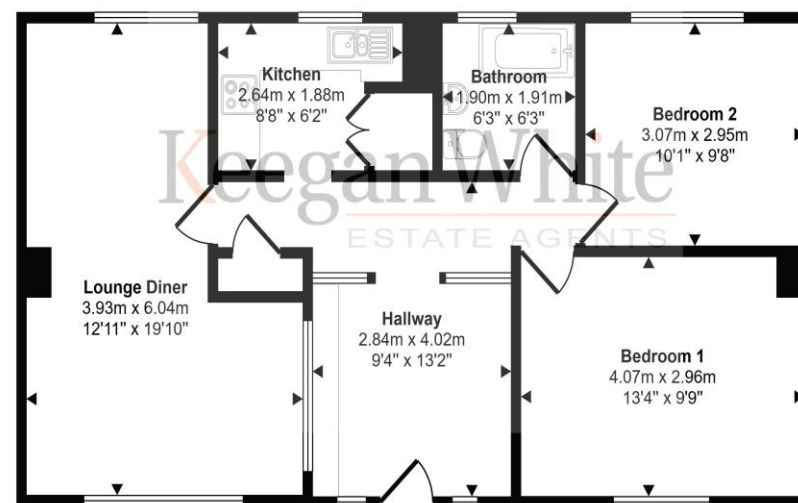
Energy Performance Rating: EPC D (56)

Annual Service Charge: £500 pa

Ground Rent: £10 pa



Approx Gross Internal Area
67 sq m / 724 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Keegan White Ltd. in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Keegan White Ltd. has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Keegan White Ltd. is a limited company registered in England & Wales with company number 9726292. Our registered office is 102-104 High Street, Great Misenden, Bucks, HP16 0BE

35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

Keegan White
ESTATE AGENTS