



**Keegan White**  
ESTATE AGENTS

2 Wardes Close | Prestwood | £575,000



## 2 Wardes Close | Prestwood | HP16 0SA

- Immaculately Presented
- Complete Chain Above
- Extended Semi-Detached
- Contemporary Kitchen Diner
- Guest Cloakroom
- Detached Garage & Utility

The front door opens into an entrance lobby that leads into the living room that has windows to front aspect. Double doors lead through to superb kitchen, diner that has two sets of bi-folding doors leading out to the garden. The kitchen is fully fitted with a wide range of storage units that sit above and below the quartz worktops and island/breakfast bar. The appliances include integrated fridge freezer, AEG dishwasher, NEFF self cleaning oven, a NEFF Combi microwave and oven, a NEFF induction hob and AEG extractor fan, a Quooker instant boiling water tap to the dual sink and drainer. Also to the ground floor is the guest cloakroom that is located off the hallway. To the first floor landing there is loft access, where the boiler is housed, and there is an airing cupboard for the linens & towels. There are three bedrooms, with the front bedroom having fitted wardrobes with sliding mirror doors, and the family bathroom.

Externally, there is parking to front (curb not dropped), and to the rear where the detached garage is located. The garage has also been partially converted to a utility room with plumbing for a washing machine to the far end that has a back door into the garden. The gardens to side and rear are low maintenance with astro turf, with fencing to borders and gives plenty of room for the children to play in, as well as degree of seclusion for entertaining.

Wardes Close forms part of a residential development located on the outskirts of Prestwood village. There is a good range of local shopping, and other amenities such as the recreation ground, pubs, schools and Chiltern countryside walks that are within a short walk of the house. The village is within a short drive of Great Missenden, High Wycombe and Amersham that have a wider arrange of facilities, including mainline railway stations and underground that give access to London. People relocate to the area for the commuting benefits, as well as for the excellent schooling that offers plenty of choice for children of all ages.

Council Tax: Band D.

Energy Performance Rating: EPC C (69).



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