



**Keegan White**  
ESTATE AGENTS

45 Honor Road | £180,000

## 45 Honor Road | Prestwood | HP16 0NJ

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

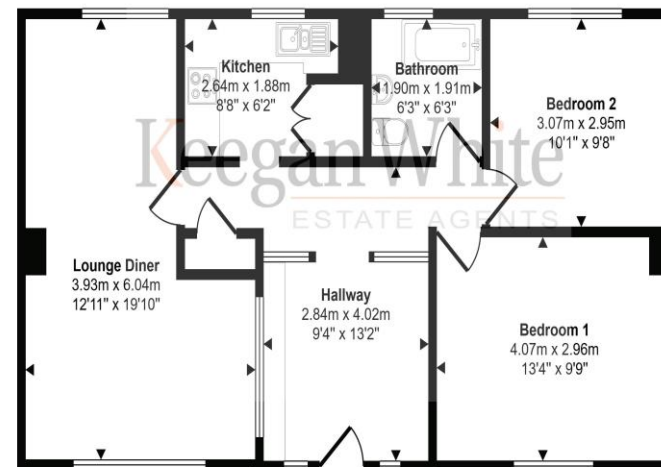
Energy Performance Rating: EPC D (56)

Annual Service Charge: £500

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.

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