



3 Honorwood Close

Prestwood, Great Missenden

- 4 Bedroom detached house in a favoured location close to the village.
- Refitted kitchen leading into conservatory
- Private enclosed garden with patio for entertaining.
- Front garden with ample parking.
- Motivated vendors receptive to realistic offers from proceedable buyers

Prestwood village centre has a good range of facilities, including a variety of local shops, doctors' and dental surgeries. Nearby Great Missenden has a main line rail link into Central London via the Chiltern Line. There are larger towns such as High Wycombe, Amersham and Chesham within 5 miles. ***** Local catchment schools are: Primary: Prestwood village schools. Mixed Upper school: The Misbourne School. Boys' Grammar: Dr Challoner's, Aylesbury Grammar and The Royal Grammar School. Girls' Grammar: Dr Challoner's HighSchool, Aylesbury High school. Mixed Grammar: Chesham Grammar and Sir Henry Floyd Grammar (We recommend you check accuracy and availability at the individual schools)

We are required, by law, to verify the identity of all purchasers and individuals involved with the financing of a purchase of a property to comply with Anti Money Laundering Regulations. For this purpose we partner with a secure platform called Movebutler and charges are made at the point of completing the verification in the sum of £30 plus VAT per person (£36.00).

Council Tax band: D, Tenure: Freehold

EPC Energy Efficiency Rating: D, EPC Environmental Impact Rating: E



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A four bedroom, detached house on a quiet cul de sac with refitted kitchen, sitting room and outside office/gym plus garden and ample parking

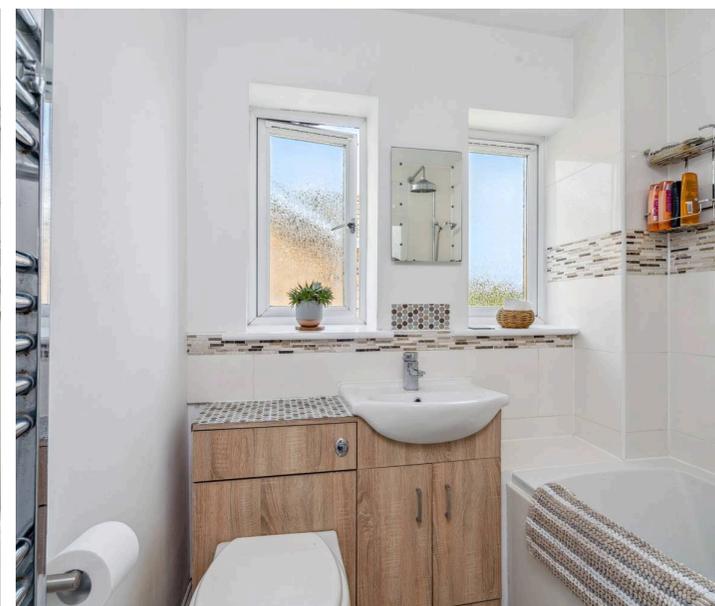
The front door opens into a light, bright hallway fitted with low maintenance, laminate flooring, and with a coats' cupboard and downstairs cloakroom. A side door leads out to a covered passageway and from there to the office/gym.

The sitting room is double aspect with an unused, open fireplace and a door to the garden. The kitchen has been fitted with a comprehensive range of white, gloss units with planked, oak worksurfaces. There is space and plumbing for a washing machine and slimline dishwasher plus Neff 5 ring induction hob and a double oven. A door from the kitchen leads to the conservatory and then the garden.

Upstairs, there are four bedrooms, three doubles and a single, the main bedroom has fitted wardrobes and overlooks the back garden. The family bathroom is fitted with a suite comprising of P-shaped bath, with rainfall shower over and screen, vanity unit and W.C.

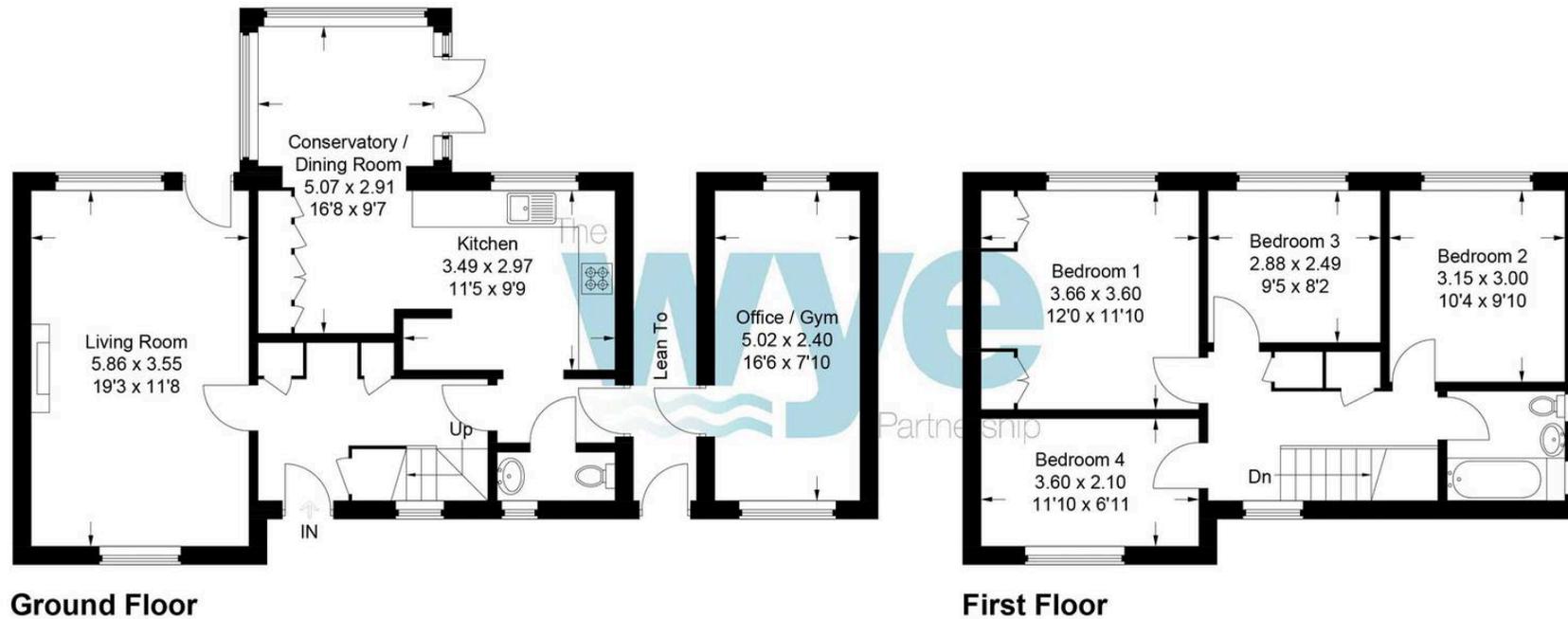
Outside, there is access to the back garden from the sitting room, kitchen and side passageway. The gardens are level, enclosed and private, being bounded by mature trees and shrubs. The Indian sandstone patio is ideal for entertaining and leads round to the office/gym which has been created by reconfiguring and insulating the single garage and has windows at both ends.

The front garden has a generous frontage with a lawn and ornamental shrub border, there is parking for 2-3 cars.



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Approximate Gross Internal Area
Ground Floor = 60.3 sq m / 649 sq ft
First Floor = 51.9 sq m / 559 sq ft
Office / Gym = 12.4 sq m / 133 sq ft
Total = 124.6 sq m / 1,341 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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