



# 18 Wrights Lane

## Prestwood

- Well presented, three bedroom, mid terraced house backing allotments.
- Well-proportioned and freshly decorated living room.
- Re-decorated. eat-in kitchen with doors to substantial, glass-roofed conservatory.
- Main bedroom with built in wardrobes.
- Refitted bathroom- bath with thermostatic shower over.
- Level garden with rear access.
- Garage in separate block plus driveway parking

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.

*\*\*\* School Catchments \*\*\* Primary- The Prestwood Village Schools. Upper School- The Misbourne School. Boys' Grammar Schools- Dr. Challoners Grammar. Aylesbury Grammar, Royal Grammar. Girls' Grammar Schools- Dr Challoners High, Aylesbury High. Mixed Grammar Schools- Chesham Grammar and Sir Henry Floyd Grammar*

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



# 18 Wrights Lane

Prestwood

A well-presented, three bedroom, mid-terraced house backing allotments and a short distance from the local playing fields and playground.

The property has a brick paver driveway with parking for two cars leading into an entrance porch with storage for coats and shoes.

Inside, the living room is bright and recently redecorated, with a wood laminate floor, a useful under-stairs cupboard and access through to the kitchen. The kitchen is fitted with modern white units and worktops, with space for an electric cooker, washing machine, dishwasher, and undercounter fridge and freezer, as well as having a combi boiler. There is room for a dining table, and French doors open into a substantial conservatory with a tiled floor and glass roof and direct access to the garden.

Upstairs, bedrooms one and three are at the front, with the main bedroom having built-in wardrobes and additional storage above the stair ingress. The second bedroom is at the rear, overlooking the garden and allotments beyond, and also has a built-in wardrobe. The bathroom is fitted with a white suite comprising of a bath with shower over, WC and vanity unit, and a window providing natural light and ventilation.

Outside, the level rear garden includes a patio, lawn and narrow borders, along with a rear access gate. There is also a garage located in a nearby block.



# 18 Wrights Lane

Approximate Gross Internal Area  
Ground Floor = 56.2 sq m / 605 sq ft  
First Floor = 38.7 sq m / 416 sq ft  
Garage = 12.6 sq m / 136 sq ft  
Total = 107.5 sq m / 1,157 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.

© C.J Property Marketing Ltd Produced for Wye

## The Wye Partnership Prestwood

120 High Street, Prestwood - HP16 9HD

01494 868000 • [prestwood@wyeres.co.uk](mailto:prestwood@wyeres.co.uk) • [www.wyeres.co.uk/](http://www.wyeres.co.uk/)

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

