



Kiln Close
Prestwood | Buckinghamshire

£699,000 subject to contract
Freehold



Cherry Ridge

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A rare opportunity to purchase this deceptively spacious, extended 3-bedroom detached house located in this highly sought after quiet residential cul-de-sac. Located within easy access of Prestwood's shopping parade which includes Sainsburys, chemist and doctors' surgery. Only a short drive to Great Missenden which has a rail link into London Marylebone. This home is ideal for both a family or a buyer looking to downsize and enjoys access to the surrounding countryside of the Chiltern Hills.

- Double glazing and gas fired central heating
- Garage
- Chain free
- Open plan sitting, dining, garden room and kitchen
- Easy access to local shops and the surrounding countryside
- Sought after cul-de-sac location
- South-west facing rear garden
- Beautiful, vaulted garden room
- Sole agent

Ground Floor

Entrance hall – Engineered oak floor, stairs rising to the first floor, radiator, under stairs storage area, door to garage.

Cloakroom WC – Matching white suite comprising low flush WC, wash hand basin, radiator, engineered oak floor.

Open plan sitting/dining/kitchen/garden area

A beautiful open plan area, sitting/dining area with engineered oak floor, cast iron multi-fuel stove on a slate hearth, contemporary style vertical radiator, radiator, double multi-pane doors to a study.



Study - engineered oak floor, radiator, shelving and storage cabinets.

Kitchen – Fitted with a range of matching base units and wall cabinets, wood effect worktop with inset one and half bowl stainless steel sink unit with single drainer and mixer tap, four ring Neff induction hob with a Neff double oven, plumbing for dishwasher, space for fridge freezer, door to side pedestrian access, ceramic tile floor.

Vaulted garden room – Dual aspect, Travertine tile floor, double glazed bi-folding doors to south facing rear garden, and south facing sun terrace, two Velux windows with blinds.

First Floor

Landing – Fitted carpet, airing cupboard housing a lagged copper cylinder hot water tank.

Principal bedroom – Triple aspect, laminate floor, radiator, range of built-in wardrobe cupboards.

Bedroom two – Laminate floor, radiator, access to loft via a pull-down ladder.

Bedroom three – Laminate floor, radiator, floor to ceiling single door opening up onto the flat roof over-looking the south facing garden.

Bathroom – Matching suite comprising mobility shower cubicle, low flush WC, wash hand basin




with mixer tap and cupboards under, chrome vertical heated towel rail, vinyl floor.

Outside

Front – Own brick paved driveway with additional gravel parking area.

Rear – Mainly laid to lawn with well-stocked flower and shrub borders, outside tap, outside light, shed.

Garage – Up and over door, power and light.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 





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To unsubscribe, please log in to your account on our website and follow the instructions.



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