



33 Honorwood Close

Prestwood, Great Missenden

- Four bedroom detached house on a popular road on the north side of the village
- Double storey extension plus conservatory
- Flexible accommodation with large eat-in kitchen/dining room
- Garage plus ample off street parking.
- Large, level, mature, private garden at rear
- No onward chain

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 School. Upper- The Misbourne School. Boys' Grammar- RGS, Dr Challoners and Aylesbury Grammar Schools. Girls' Grammar- Aylesbury and Dr Challoners High Schools. Mixed Grammar- Chesham and Sir Henry Floyd Grammar.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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Prestwood, Great Missenden

A well-presented, extended, four bedroom, two bathroom, four reception room house with a large, private rear garden in a popular road close to the centre of Prestwood village. No Onward Chain

The property is approached via a brick paver driveway providing parking for several vehicles, with an integral garage and electric vehicle charging point. The front door opens into a lobby and a spacious entrance hall with LVP flooring. A bay-fronted study sits to the front, while the double-aspect sitting room has an open fireplace and doors opening onto the garden.

The kitchen is fitted with walnut units and includes an AEG oven, Bosch integrated microwave, gas hob, washing machine, dishwasher and fridge/freezer. A door leads to the integral garage, which has power, lighting and useful storage.

The dining area opens into a bright garden room with a vaulted ceiling, and French doors to the garden plus a door to the side passage leading to cloakroom and back door.

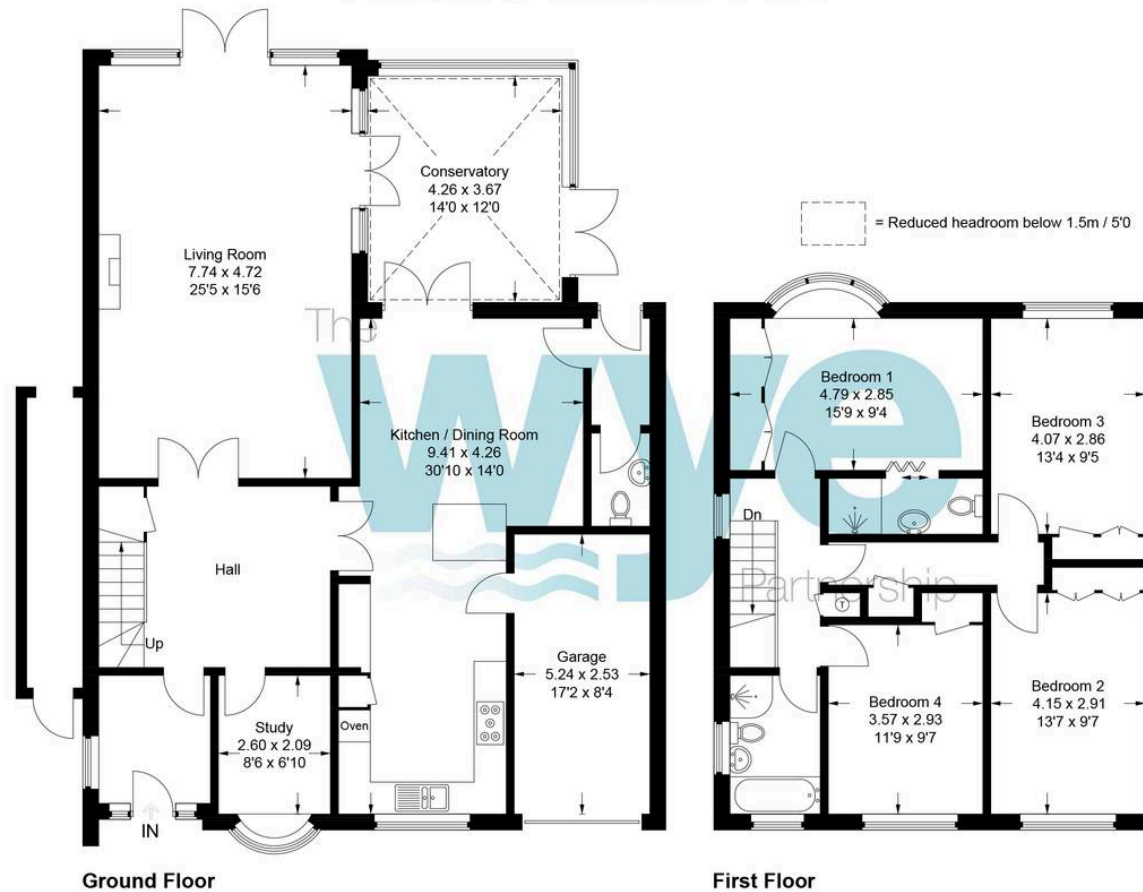
There are four bedrooms. The principal bedroom overlooks the garden and has fitted double wardrobes and an ensuite shower room. Bedroom two is also a good double, while bedrooms three and four are above the garage extension. The family bathroom is fitted with a white heritage-style suite including a bath, separate quadrant shower, W.C. and wash basin.

The large, rear garden has a patio and large lawns ideal for children to play and for entertaining.



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Approximate Gross Internal Area
 Ground Floor = 137.1 sq m / 1,476 sq ft
 First Floor = 72.5 sq m / 780 sq ft
 Total = 209.6 sq m / 2,256 sq ft
 (Including Garage / Excluding External Room)



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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