



1 Groom Road

Prestwood, Great Missenden

- Three bedroom end terrace house with no onward chain
- West facing garden with brick built storage shed
- Popular location within walking distance of local amenities and schools
- Envious, quiet walkway position with parking behind the house
- Property would benefit from some general updating
- Three good bedrooms and family bathroom with walk in shower

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 *** Infant- the Prestwood Village Schools. Upper- The Misbourne School. Mixed Grammar- Chesham Grammar School, Sir Henry Floyd Grammar School, Girls' Grammar- Dr Challoners High School, Aylesbury High School. Boys' Grammar- Dr Challoners Grammar School, The Royal Grammar School
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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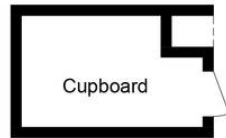
Three bedroom end terrace in sought-after area, near amenities and schools. Spacious, tidy, needs updating. No onward chain. Double glazing, gas heating, modern shower, ideal for families.

This three bedroom end terrace house, available with no onward chain, is situated in a highly sought after location within easy walking distance of local amenities and reputable schools. Set in a peaceful walkway position, the property offers a practical layout ideal for families or those seeking additional space. The interior features a generously sized living area, a separate kitchen fitted with classic cabinetry and ample work surfaces, and a bright dining space for every-day meals. Upstairs, there are three well-proportioned bedrooms, each benefiting from good natural light, and a family bathroom equipped with a modern walk-in shower for convenience. The home is presented in a clean and tidy condition, though it would benefit from some general updating, providing an excellent opportunity for buyers to personalise the space to their taste. The house benefits from double glazed UPVC windows and has the original gas warm air heating system. This home is perfectly positioned for both comfort and convenience. The combination of spacious accommodation, a family-friendly layout, and scope for improvement makes this a compelling choice for buyers looking to settle in a popular residential area.

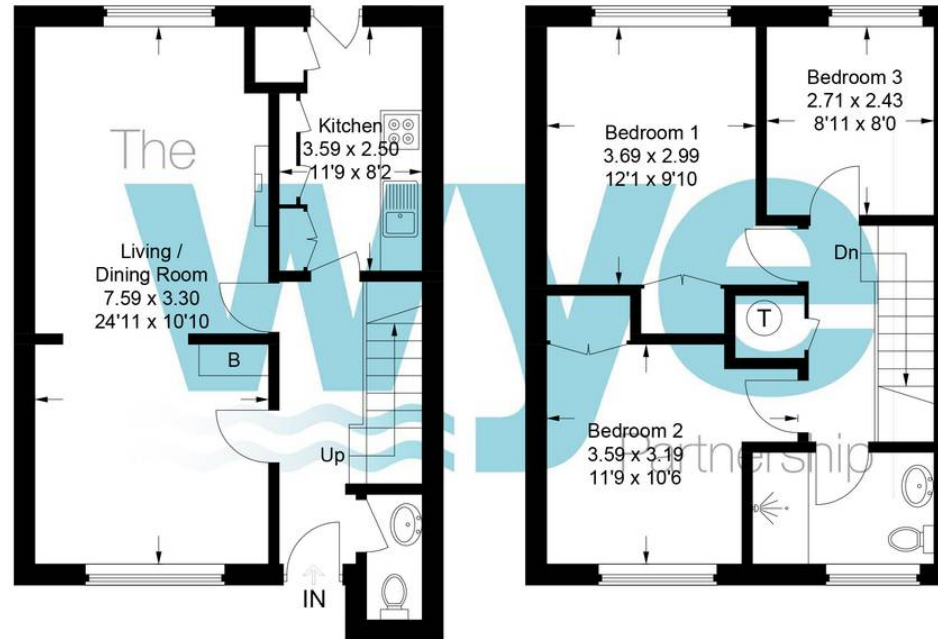


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Approximate Gross Internal Area
Ground Floor = 43.6 sq m / 469 sq ft
First Floor = 42.7 sq m / 460 sq ft
Total = 86.3 sq m / 929 sq ft (Excluding Cupboard)



(Not Shown In Actual
Location / Orientation)



Ground Floor

First Floor

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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