





# 1 Collings Walk

Prestwood, Great Missenden

- Well presented three bedroom detached family home
- Wonderful, bright kitchen/diner leading to garden
- Envious corner position on popular Lodge Lane development
- Three great sized bedrooms and family bathroom
- Beautiful walk-way position and front garden with pond and picket fence
- Private, walled rear garden with garden room
- Driveway parking to the rear with access to garage

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

*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: E, Tenure: Freehold

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





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Prestwood, Great Missenden

Well presented three bedroom detached family home, ideally located in the heart of Prestwood enjoying an enviable walk-way corner position.

Set within the sought-after Lodge Lane development, this well-presented three bedroom detached family home occupies an enviable corner position, offering both privacy and a welcoming sense of space. The inviting entrance hall leads to a wonderful, bright kitchen/diner, fitted with contemporary high-gloss units and sleek stone-effect work surfaces, complemented by integrated appliances. The kitchen flows seamlessly into the dining area, creating a sociable heart of the home that is perfect for family meals or entertaining guests. The spacious living room features bespoke oak-effect flooring and a large bay window, ensuring an abundance of natural light throughout the day. Upstairs, three generously sized bedrooms provide ample accommodation for a growing family or those seeking flexible home office space, all served by a stylish family bathroom with porcelain tiling, bath and shower. High-quality finishes are evident throughout the property, with natural light flowing throughout the house. This exceptional home is further enhanced by thoughtful storage solutions, gas central heating, and double glazing, ensuring comfort and efficiency in every season. There is a pretty front garden enclosed with picket fencing whilst the walled, rear garden enjoys a high degree of privacy, perfect for al-fresco dining and entertaining. Early viewing is highly recommended to appreciate the quality and lifestyle on offer.

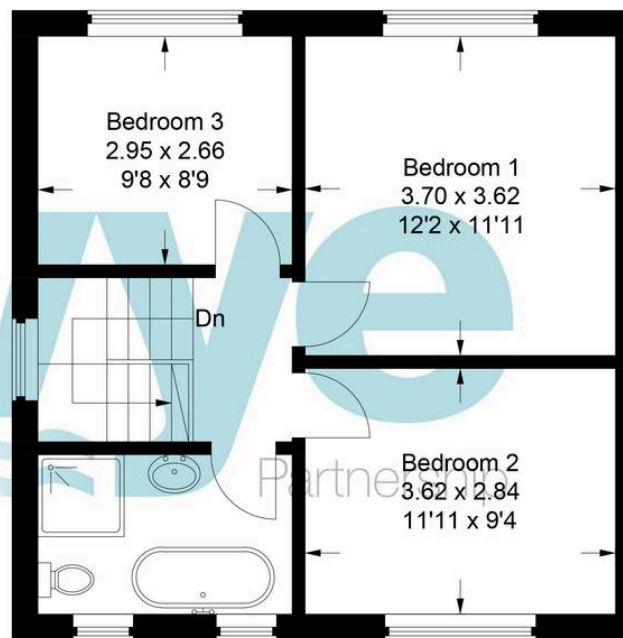


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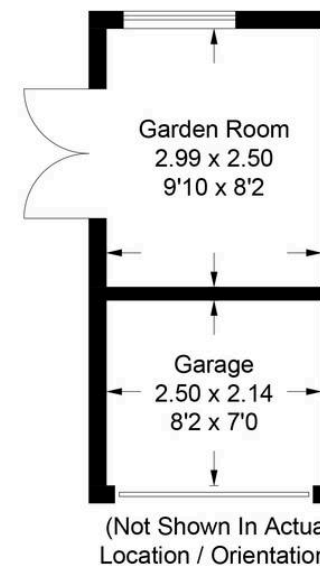
Approximate Gross Internal Area  
 Ground Floor = 45.2 sq m / 486 sq ft  
 First Floor = 44.9 sq m / 483 sq ft  
 Outbuilding = 13.2 sq m / 142 sq ft  
 Total = 103.3 sq m / 1,111 sq ft



**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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## The Wye Partnership Prestwood

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

