



**14 Clare Road, Prestwood HP16 0NR**  
**£450,000**

# 14 Clare Road

Prestwood, Great Missenden

- Well presented, three bedroom, end of terrace house in a popular, central village location.
- Refitted kitchen and adjacent family/dining room.
- Downstairs cloakroom and refitted bathroom
- Light, bright and airy sitting room leading to useful conservatory.
- Solar roof panels to heat hot water
- Level, south-facing, mature garden.
- Driveway parking for several vehicles.

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

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



# 14 Clare Road

Prestwood, Great Missenden

A well-presented, three bedroom, end-terrace house in the heart of the village with a lovely, south facing garden and excellent driveway parking.

There is a brick paver driveway providing parking for at least two cars, along with a covered entrance porch with tiled flooring. The front door opens into a welcoming hallway with LVP flooring continuing through the hallway, dining room and kitchen.

At the front of the property is a versatile dining room, currently used as a family room, with access to a downstairs cloakroom. The refitted kitchen has a range of white gloss units, an integrated hob and double oven, space for a fridge freezer and washing machine, and a one-and-a-half bowl sink.

The spacious, living room runs across the rear of the property and looks over the garden, with French doors leading into the conservatory, which has a polycarbonate roof and doors opening onto the garden.

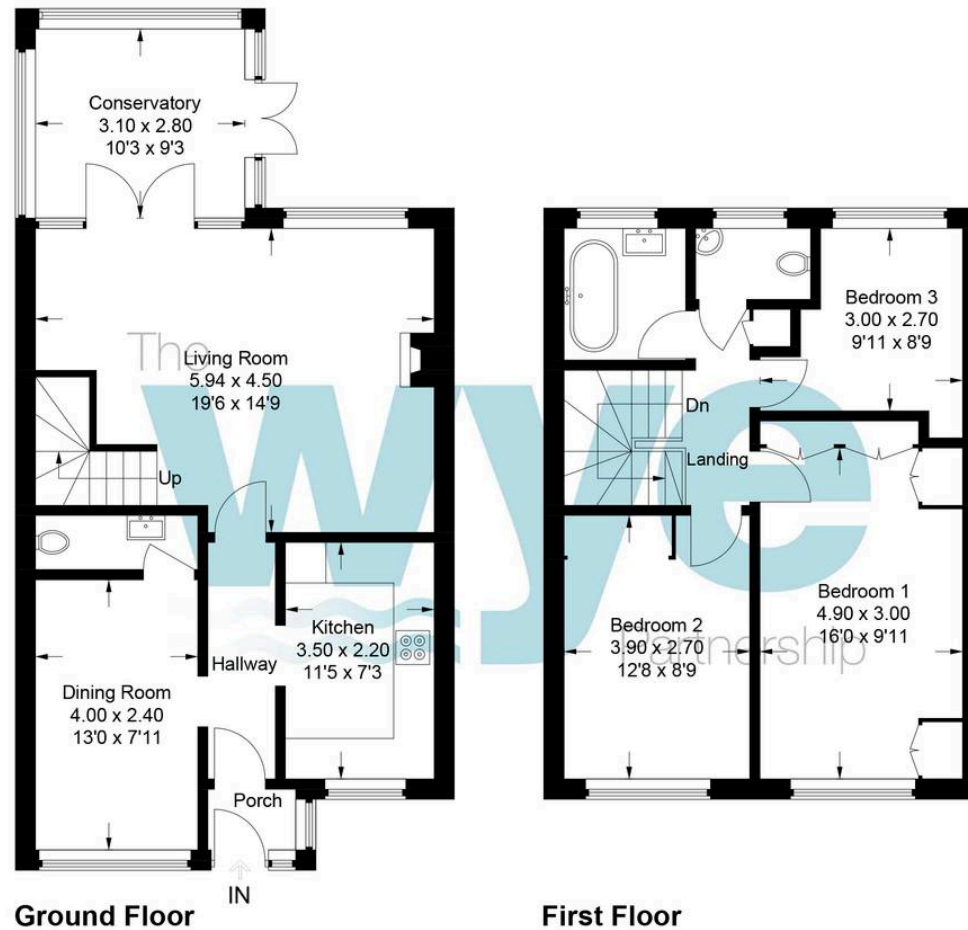
Upstairs are three double bedrooms. Bedrooms one and two are both at the front of the property and have built-in wardrobes, while bedroom three overlooks the rear garden and is currently used as a study. The family bathroom has a panelled bath with a power shower over and a vanity unit, while the separate W.C has a vanity basin. There is also an airing cupboard and loft access from the landing (part boarded).

Outside, the south facing garden is level and very pretty with colourful shrub and plant borders and with a hedge on the rear boundary providing privacy. There are a couple of storage sheds (with power and light) and a patio.



# 14 Clare Road

Approximate Gross Internal Area  
Ground Floor = 61.6 sq m / 663 sq ft  
First Floor = 48.1 sq m / 518 sq ft  
Total = 109.7 sq m / 1,181 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.

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## 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/)

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