



Collingwood Perks Lane, Prestwood HP16 0JD

£650,000



# Collingwood Perks Lane

Prestwood, Great Missenden

- Three/four bedroom, detached house in semi-rural location in need of updating and with scope to extend (STPP)
- Adaptable downstairs accommodation.
- Space upstairs for bathroom.
- Gently sloping south-facing garden with views across valley.
- 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- Great Kingshill Combined School. Upper School- Holmer Green Secondary, Sir William Ramsay. Boys' Grammar- The Royal Grammar School, Aylesbury Grammar School, Dr. Challoners Grammar School. Girls' Grammar- Aylesbury High School, Dr Challoners High School. Mixed Grammar- Chesham Grammar School, Sir Henry Floyd Grammar School*

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





# Collingwood Perks Lane

Prestwood, Great Missenden

A three/four bedroom, detached house on the outskirts of the village in need of updating and modernisation. No Onward Chain.

Built around 60 years ago by the current vendors' father and named "Colinwood" after his eldest son, this well-positioned detached home sits well back from Perks Lane on the north side of the road. The gently sloping, south-facing garden enjoys plenty of sunshine and backs onto a nature reserve.

The house offers spacious and flexible accommodation, with two rooms at the front that can be used as either reception rooms or bedrooms, a central living room, kitchen, utility room, bathroom, separate W.C. and an attached single garage with inspection pit. Upstairs are three bedrooms, with the front rooms enjoying views across the valley and the rear overlooking the long garden.

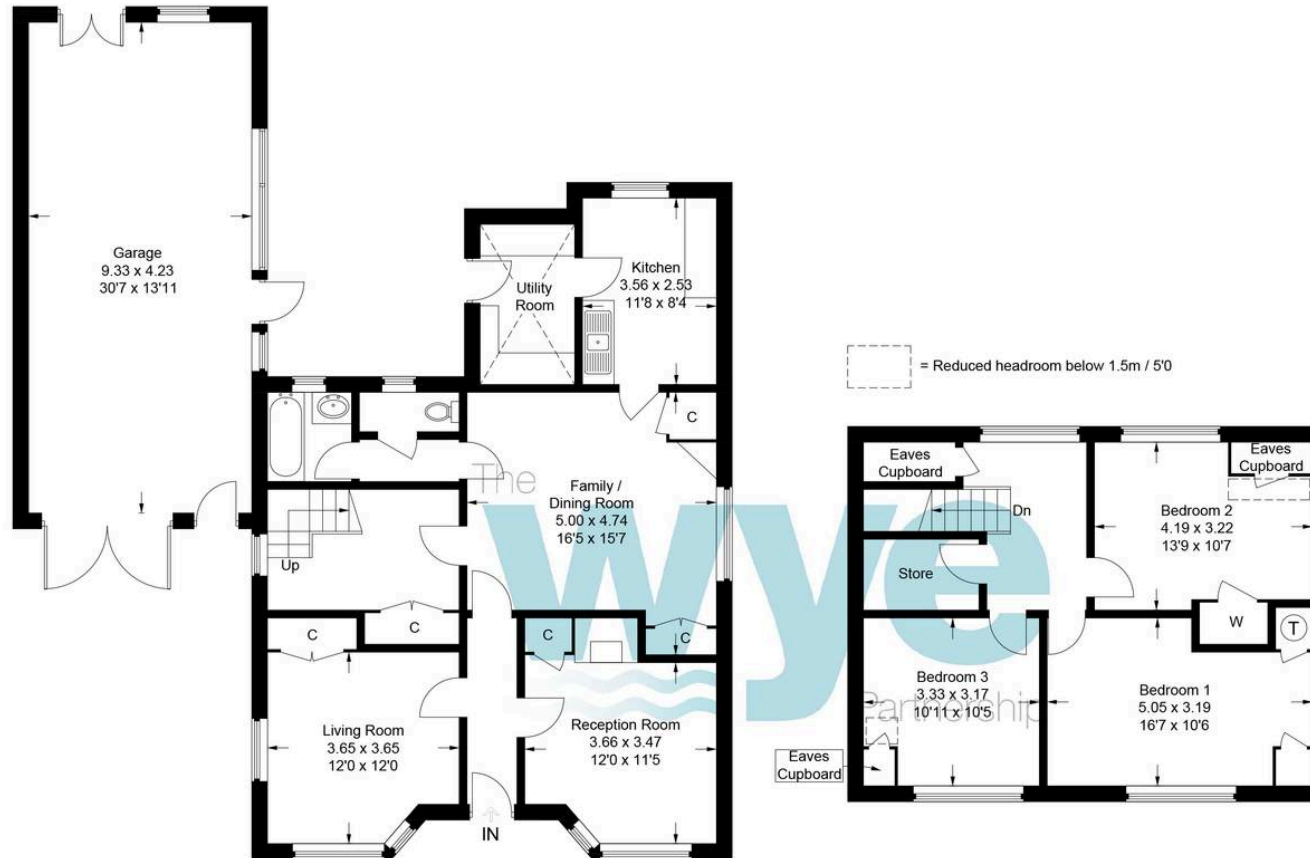
Outside, there is a small patio between the kitchen and garage, with steps leading up through the sunny garden. The property would now benefit from updating, giving a new owner the opportunity to create a comfortable family home in a lovely setting.





# Collingwood, Perks Lane

Approximate Gross Internal Area  
Ground Floor = 86.9 sq m / 935 sq ft  
First Floor = 56 sq m / 603 sq ft  
Garage = 40.6 sq m / 437 sq ft  
Total = 183.5 sq m / 1,975 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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