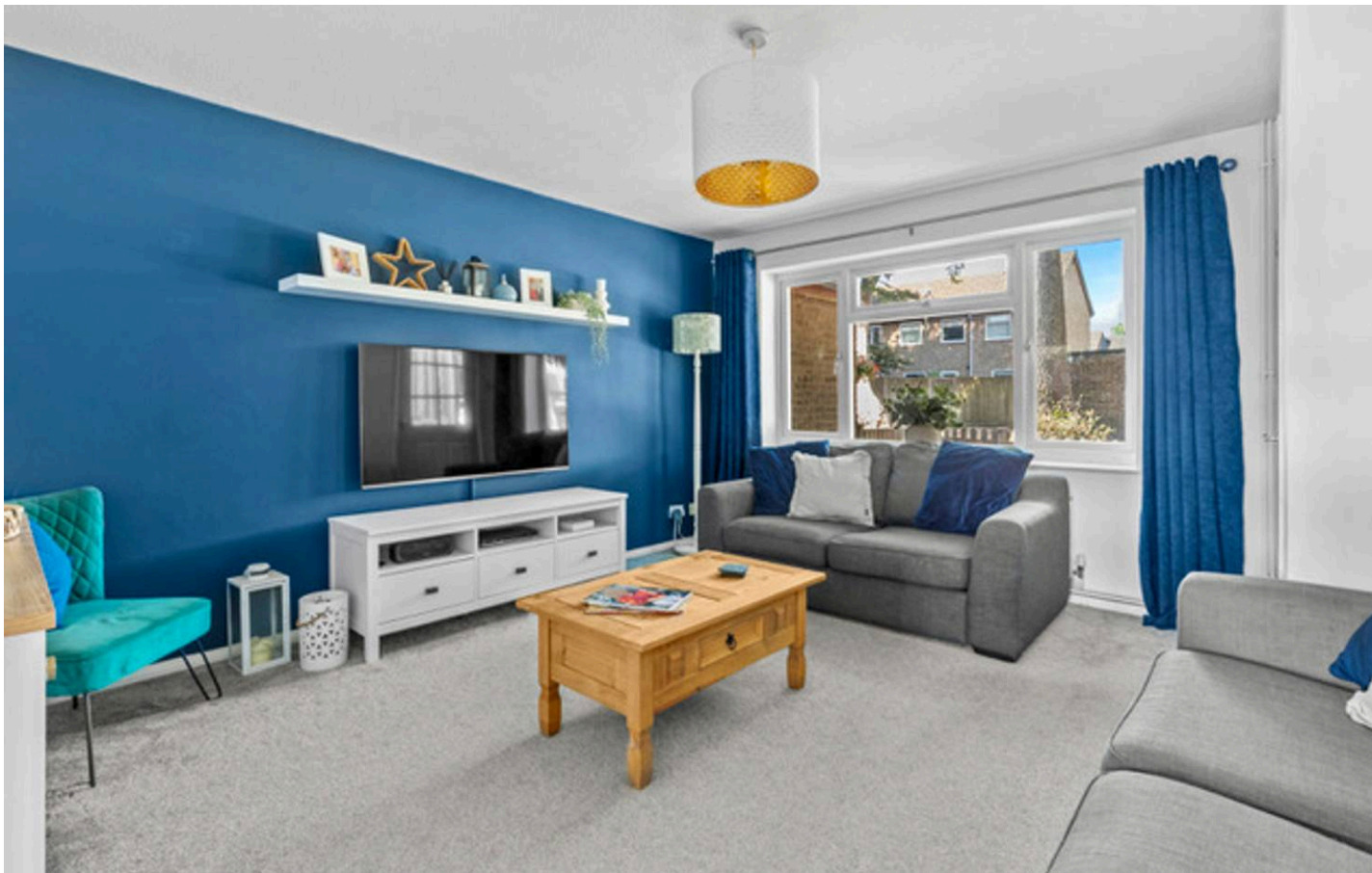




26 Westrick Walk, Prestwood - HP16 0RZ

Offers Over £400,000

 **TIM RUSS**
& Company



- Modern, three-bedroom staggered terrace family home
- Quiet, tree lined walk with direct access to an attractive area of green
- Walking distance to Prestwood village amenities and extensive field and woodland walks, with Great Missenden railway station approximately 1.7 miles away

Prestwood village offers an excellent range of facilities including a Doctors' and Dentists' surgeries, butchers, post office, bakery, newsagent, post office, chemist, florist, supermarkets and Peterley Manor Farm Shop. There is also a sports centre on Honor End Lane. Schooling is well catered for in the area for children up to the age of 11 years thereafter the Amersham/Chesham Grammar School and The Royal Grammar School for boys in High Wycombe provide secondary education. Private schooling includes The Gateway in Great Missenden and Pipers Corner for girls in Great Kingshill nearby. The picturesque village of Great Missenden offers an historic High Street and a mainline station to London Marylebone (travel time approximately 35 minutes).



Council Tax band: D

Tenure: Freehold

EPC Rating: C



A well-presented three bedroom staggered terrace family home, ideally situated on a quiet, tree-lined walk and offering a modern interior, garage, driveway parking and a secluded southerly facing rear garden.

The accommodation comprises an entrance hall leading to a comfortable sitting room and a contemporary kitchen/dining room. The kitchen/dining room benefits from access to a walk-in storage cupboard.

To the first floor are three bedrooms, each with built-in wardrobes or storage, along with an airing cupboard and a modern family bathroom fitted with a shower over the bath. The loft has been fully boarded and is accessed via a fitted ladder with light.

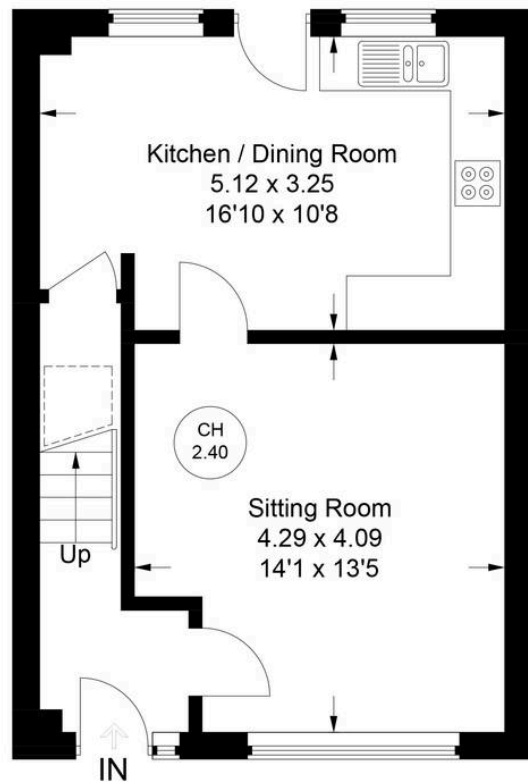
Outside, the enclosed front garden benefits from direct access onto the tree-lined walk and attractive area of green. To the rear, the garden enjoys a high degree of privacy and seclusion, with a paved patio, artificial lawn and a selection of established planted shrubs. A practical door provides direct access to the garage, which benefits from a connected power supply, with additional parking available on the driveway in front.

The property is conveniently located within walking distance of Prestwood's village amenities, while an excellent network of nearby field and woodland walks provides plenty of opportunities for countryside walks. Great Missenden railway station is approximately 1.7 miles away and can be accessed from Prestwood via a combination of roads, footpaths and bridleways.

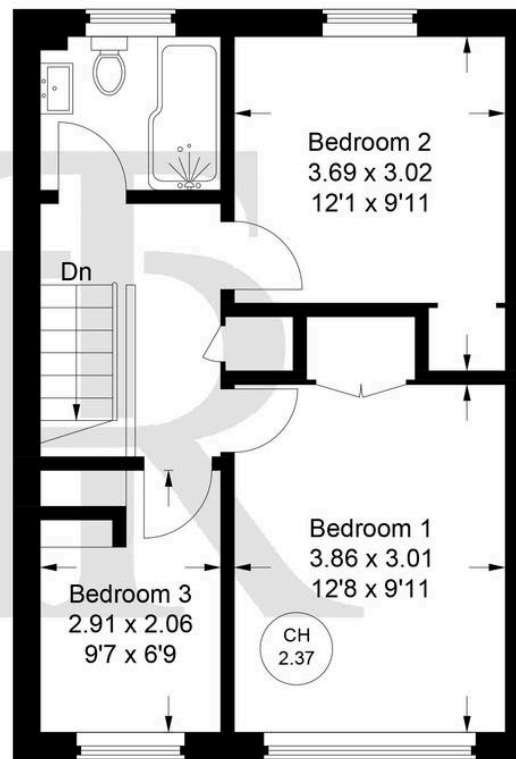


 = Reduced headroom below 1.5m / 5'0

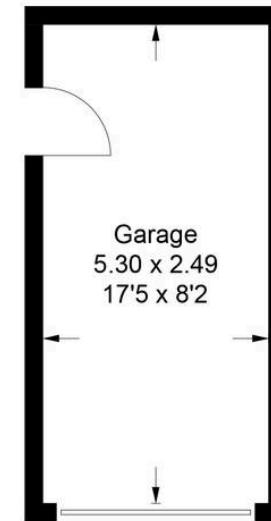
 = Ceiling Height



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

26 Westrick Walk, HP16 0RZ

Approximate Gross Internal Area
Ground Floor = 39.9 sq m / 429 sq ft
First Floor = 39.6 sq m / 426 sq ft
Garage = 13.2 sq m / 142 sq ft
Total = 92.7 sq m / 997 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.
Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.
For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.