



10 Rosetree Close

Prestwood, Great Missenden

- Detached, 4 bedroom, 2 bathroom house in central, non-estate location
- Well presented throughout and a level walk to local shops.
- Living room, Dining room, Refitted kitchen + Utility room, Shower/Cloakroom, Integral garage
- Four double bedrooms and family bathroom
- Excellent school catchment area.
- No Onward Chain
- New boiler and radiators - Installed August 2024.

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

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



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A well-presented, four bedroom, detached house in a quiet cul-de-sac in the heart of the village. No Onward Chain.

A brick-paver driveway leads to front porch and from there opens into an entrance hall with LVP flooring extending through to the sitting and dining rooms. The front-aspect sitting room features a large picture window and a gas log-effect fire with marble surround, flowing into the dining room with a serving hatch to the kitchen and sliding patio doors to the garden. The re-fitted cloakroom/shower room includes a modern white suite with vanity unit, concealed cistern WC, and Aqualisa shower. The kitchen is fitted with white wood-effect units, LVT flooring, single oven, electric hob, and space for a tall fridge freezer. A sliding door leads to the utility room, with further appliance space, sink, under-stairs storage, and garden access.

The family bathroom is on the half landing is fitted with a white suite of vanity unit, concealed cistern W.C., and bath with electric shower. Upstairs, there is an airing cupboard and loft access on the landing. The main bedroom is front aspect with white ,high-gloss wardrobes and matching furniture; bedroom two is also front aspect, while bedrooms three and four overlook the rear, with bedroom four featuring a vanity sink.

To the front, there is driveway parking for two vehicles and access to the garage via an electric roll-up door. The rear garden is private and enclosed, with mature planting, a raised patio for entertaining, and side access.



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Approximate Gross Internal Area = 126.3 sq m / 1359 sq ft
Garage = 14.5 sq m / 156 sq ft
Total = 140.8 sq m / 1515 sq ft

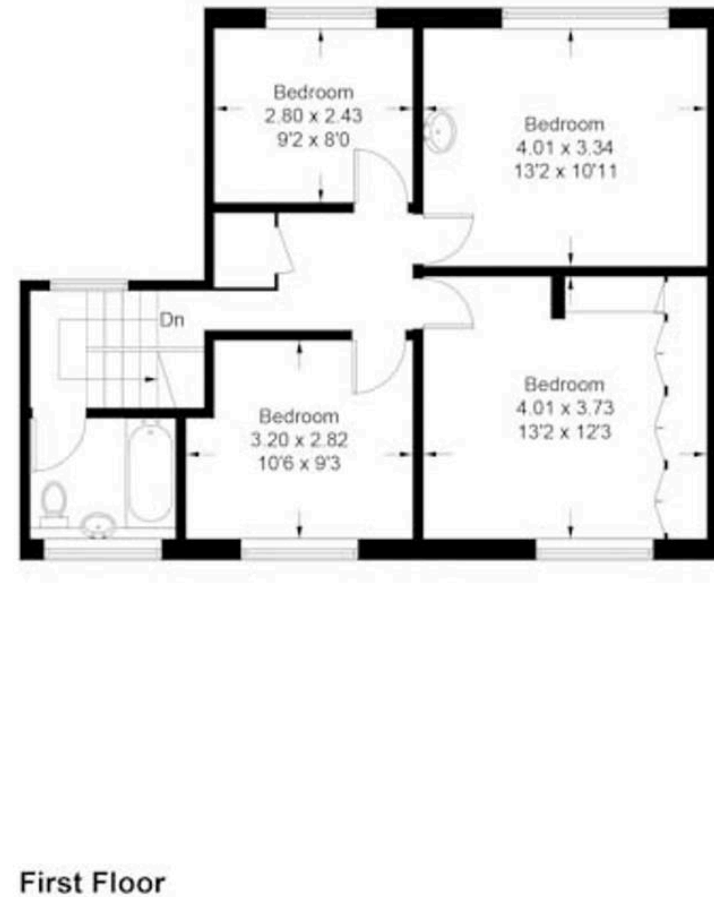
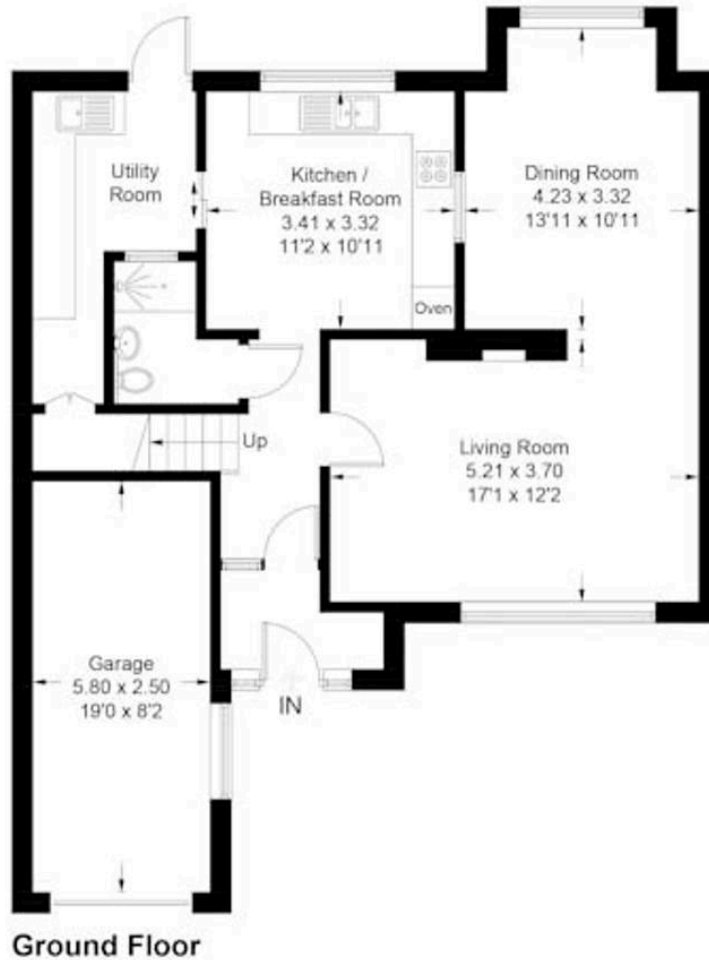


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1294478)

The Wye Partnership Prestwood

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