



Tauwind Clarendon Road

Prestwood, Great Missenden

- Well presented three bedroom detached family home
- Heart of the village location, close to village school and amenities
- Wonderful, bright lounge/diner with access to pretty garden
- Three good size double bedrooms, well appointed family bathroom
- Refitted kitchen with integrated appliances, breakfast bar and larder
- Vendors have found

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops, ie Butchers, Post Office, Chemist, Florist and Supermarkets, together with Doctors' and Dentists' surgeries. Nearby Great Missenden also offers a main line rail link into Central London. For more extensive requirements both High Wycombe and Amersham are approximately 4/5 miles from Prestwood. Excellent nearby schooling for primary and junior age groups and catchment for Grammar and Secondary education.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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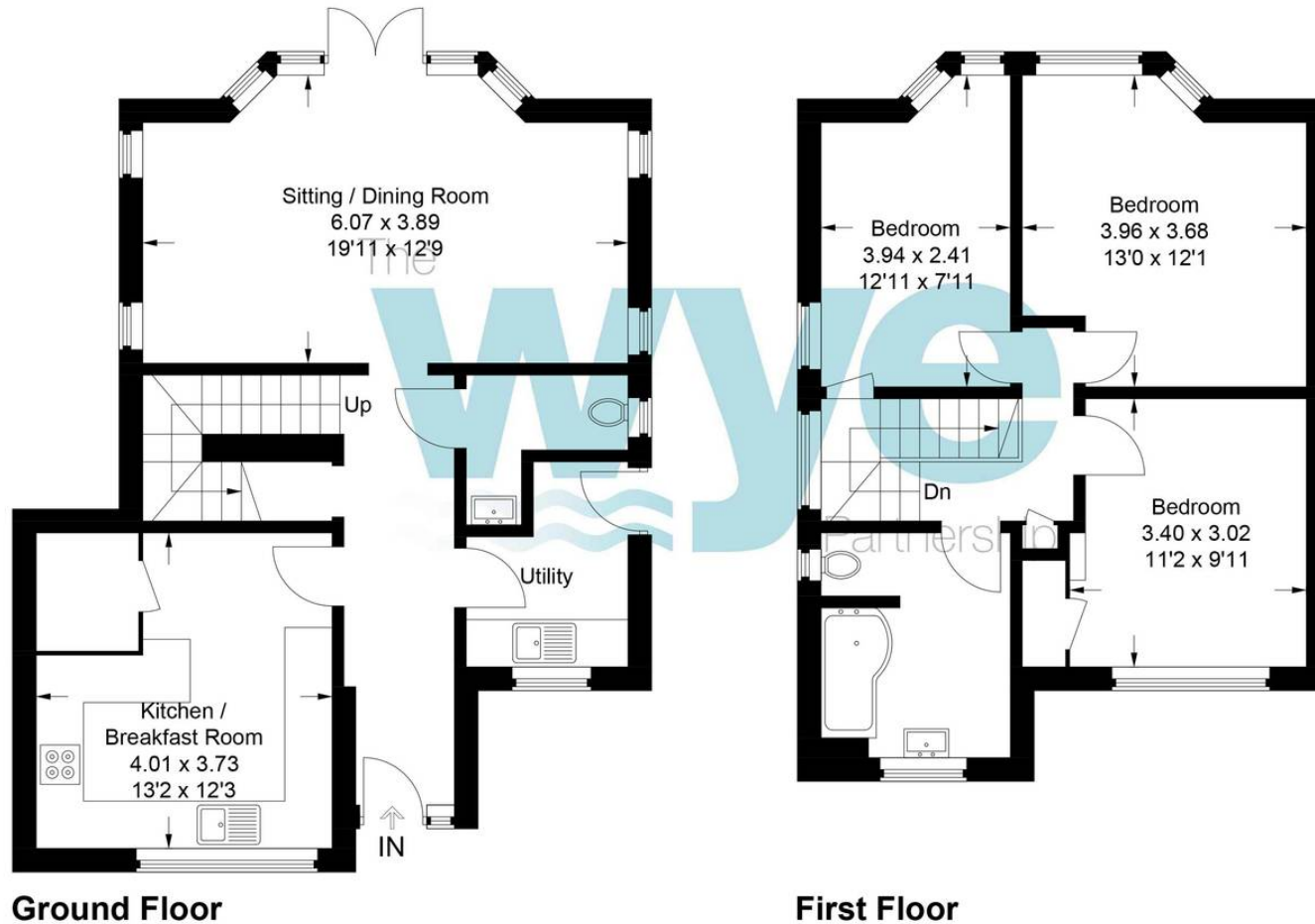
Well presented three bedroom detached home in the heart of the village

Clarendon Road is very conveniently positioned a short, level walk from the local shops and mini supermarket but off the busy High Street. The property is set well back from the road and has ample driveway parking, it is set in a row of a few, similar, detached houses. The front door opens into a well-proportioned entrance hall with open coats' cupboard and doors leading to the various rooms and stairs to the first floor. The kitchen is on the left and is front aspect. It has been refitted with a range of cream, gloss units with space (and plumbing) for a slot-in gas cooker, dishwasher and tall fridge/freezer. There is a large, larder cupboard with excellent storage and space for an under-counter freezer and also a door to the understairs cupboard containing a new boiler. The utility room and cloakroom are opposite the kitchen. The utility has a window to the front and door to the side passage plus units, sink and space for a washing machine. The adjacent cloakroom has W.C and vanity unit (there is also concealed plumbing for a shower if needed). The living room runs across the back of the house with a bay window with French doors to the garden. There is ample space for lounge furniture and a dining table. Upstairs, there are three, double bedrooms and a family bathroom. Two bedrooms are rear aspect; the main bedroom has built in wardrobes. The front bedroom has a built-in cupboard. The family bathroom has been refitted with a white suite comprising of W.C., basin and P Shaped bath with new Aqualisa shower and glass shower screen. Outside, the back garden is level and



Tauwind

Approximate Gross Internal Area
Ground Floor = 58.4 sq m / 629 sq ft
First Floor = 47.1 sq m / 507 sq ft
Total = 105.5 sq m / 1,136 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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