



5 Graeme Avenue

Prestwood, Great Missenden

- Three, double bedroom, mid-terraced house in a popular road
- Generous, sitting/dining room with links to a lovely garden.
- Bathroom and separate W.C. upstairs.
- Driveway parking and integral garage with scope for extension (STPP)

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

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



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A well presented, three, double-bedroom, semi-detached house on a popular cul-de-sac with a lovely garden outlook and scope to convert the integral garage. No Onward Chain

The front door opens into a porch and from there into the entrance hall with parquet flooring.

To the front of the house, the kitchen is fitted with a range of cream Shaker-style units, with space and plumbing for a washing machine and dishwasher, space for a freestanding gas cooker, an integrated fridge/freezer and a cupboard housing the Worcester Bosch boiler.

The living/dining room spans the full width of the house, with a large picture window and French doors opening onto the rear garden. The staircase has been redesigned to create a more efficient layout, providing a generous understairs storage cupboard.

Upstairs are three double bedrooms, all with built-in wardrobes. Bedrooms one and three overlook the front, while bedroom two overlooks the garden. The bathroom is fitted with a white suite comprising of panelled bath with thermostatic shower over, wash basin and loft access, with a separate WC alongside.

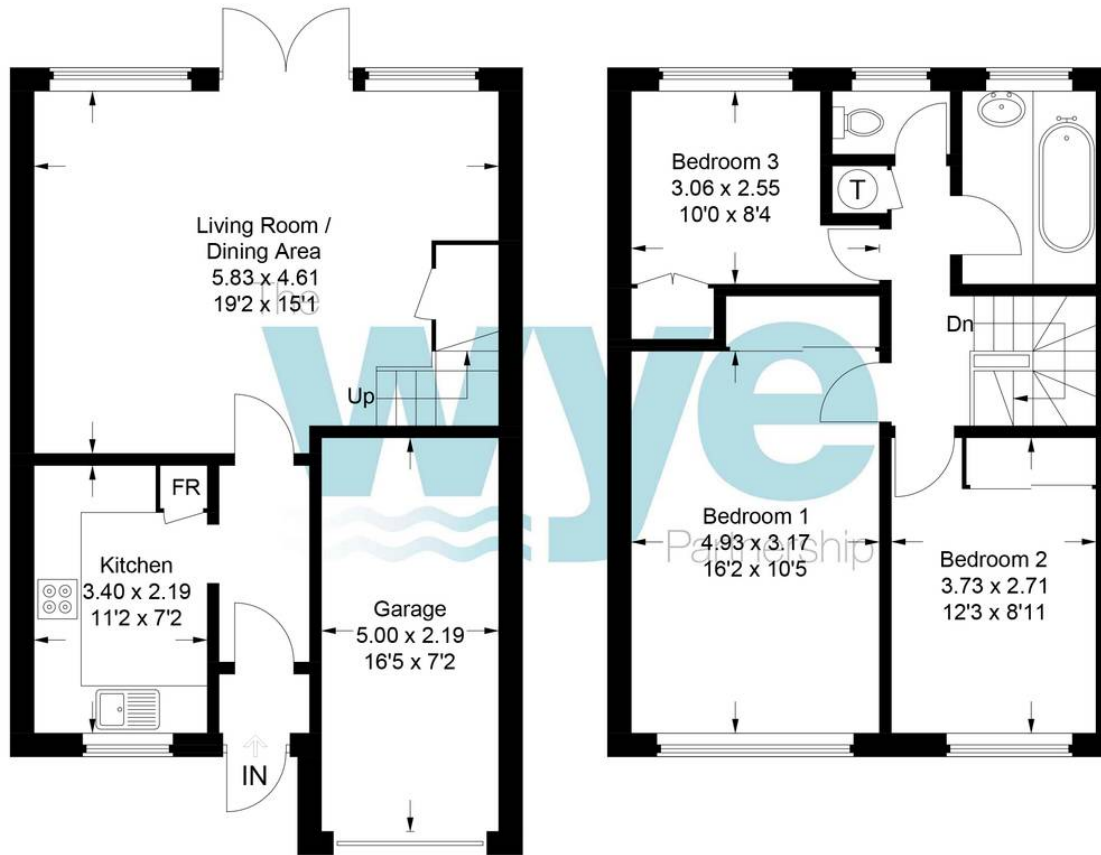
The east-facing rear garden is well established, with a raised patio for outdoor dining, a generous lawn, mature shrub and flower borders, a garden shed and rear access for bins and garden maintenance.

The integral garage provides useful storage and offers excellent potential for conversion, subject to any necessary consents.



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Approximate Gross Internal Area
Ground Floor = 51.3 sq m / 552 sq ft
First Floor = 48.1 sq m / 518 sq ft
Total = 99.4 sq m / 1,070 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

120 High Street, Prestwood - HP16 9HD

01494 868000 • prestwood@wyeres.co.uk • www.wyeres.co.uk/

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