



Groom Road
Prestwood | Buckinghamshire

£425,000
Freehold



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This 3-bedroom end of terrace house located within walking distance to local shops, schools, pubs and amenities presents a great opportunity for those looking for a buy-to-let investment, those looking to get onto the property ladder and those looking to downsize. Viewing is highly recommended.

- UPVC double glazing and warm air gas central heating
- Walking distance to local shops, schools, pubs and amenities
 - West facing rear garden
- Easy driving distance to Great Missenden's rail station with its service into London Marylebone
 - Chain free
 - Sole agent



Ground Floor

Entrance hall – stairs rising to the first floor.

Downstairs cloakroom/W.C – modern matching white suite comprising low-flush W.C, hand wash basin and wood effect vinyl flooring.

Open plan sitting/dining room - dual-aspect with fitted carpet, feature fireplace with an inset electric fire with wooden mantelpiece surround and a marble effect hearth, warm air gas central heating boiler.

Kitchen – base units topped with inset stainless steel sink unit with single drainer, further storage cupboards, plumbing for a washing machine, space for an electric cooker, double-glazed door to the rear west-facing garden, vinyl flooring.



First Floor

Landing – fitted carpet, access to loft, airing cupboard housing copper cylinder hot water tank.

Principal bedroom – built-in wardrobe cupboard, fitted carpet.

Bedroom 2 – fitted carpet, built-in wardrobe cupboard.

Bedroom 3 – fitted carpet.

Family shower room/W.C – recently refitted modern matching white suite comprising low-flush W.C, wash hand basin with centre mixer tap, large walk-in shower cubicle, vinyl flooring.



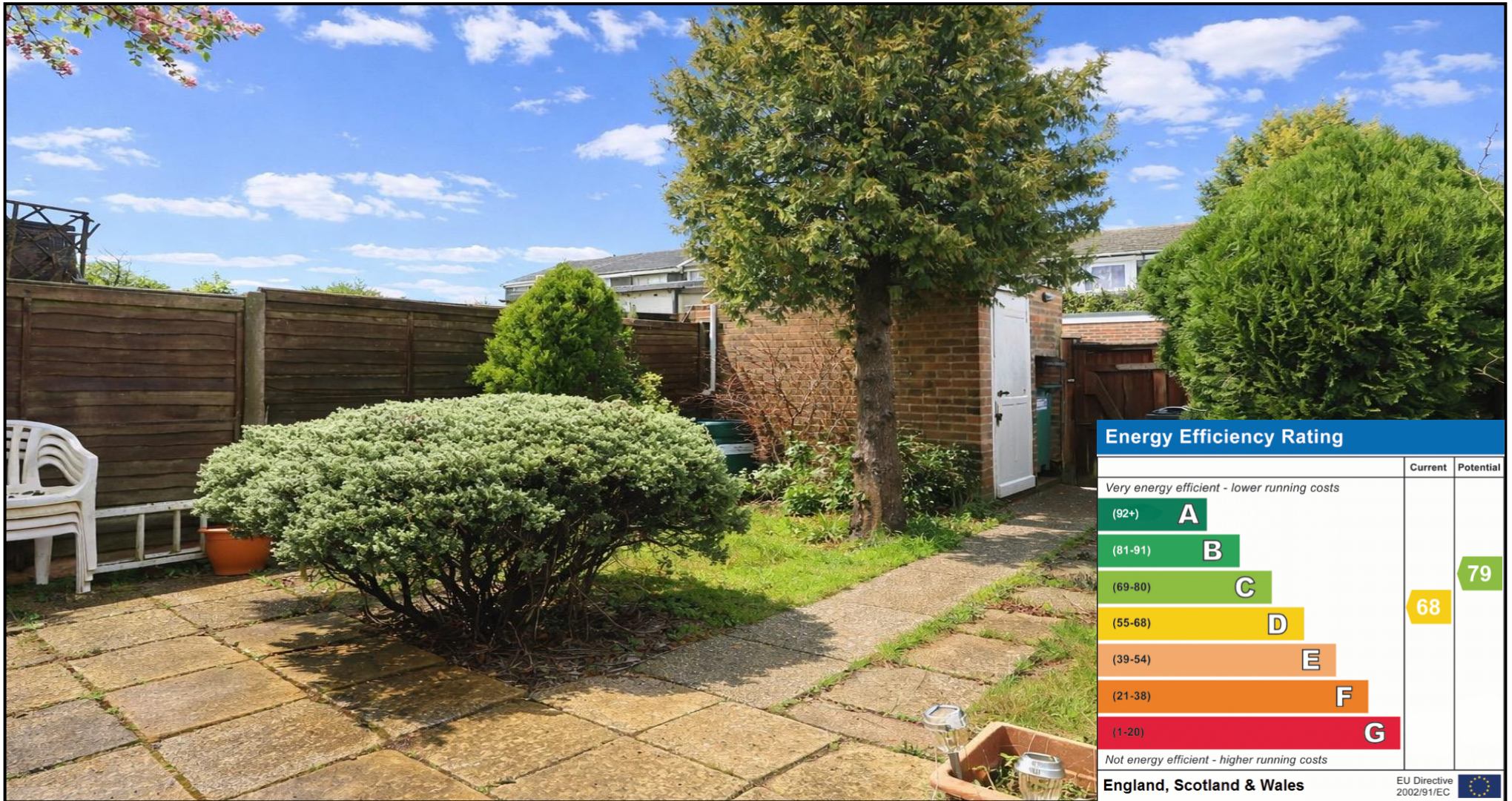
Outside

Rear garden – laid to lawn with well-stocked flower and shrub borders, small sun terrace, storage shed and rear pedestrian access.

Front garden – accessed from a public footpath, mainly laid to lawn.

Parking – parking is on-street on a slip road behind the property, with garages at the top of the road possible to rent via the council, subject to availability.





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