



# 25 Clare Road

Prestwood, Great Missenden

- Three bedroom detached bungalow in heart of village
- Extended and renovated to a high standard
- Stunning kitchen/diner leading to living room
- Three bedrooms, en-suite and family bathroom
- Level walk to village centre and amenities
- Driveway parking and level garden backing onto playing fields
- No onward chain

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. \*\*\*\*\* Local catchment schools are: Primary: Prestwood village schools. Mixed Upper school: The Misbourne School. Boys' Grammar: Dr Challoner's, Aylesbury Grammar and The Royal Grammar School. Girls' Grammar: Dr Challoner's HighSchool, Aylesbury High school. Mixed Grammar: Chesham Grammar and Sir Henry Floyd Grammar (We recommend you check accuracy and availability at the individual schools)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

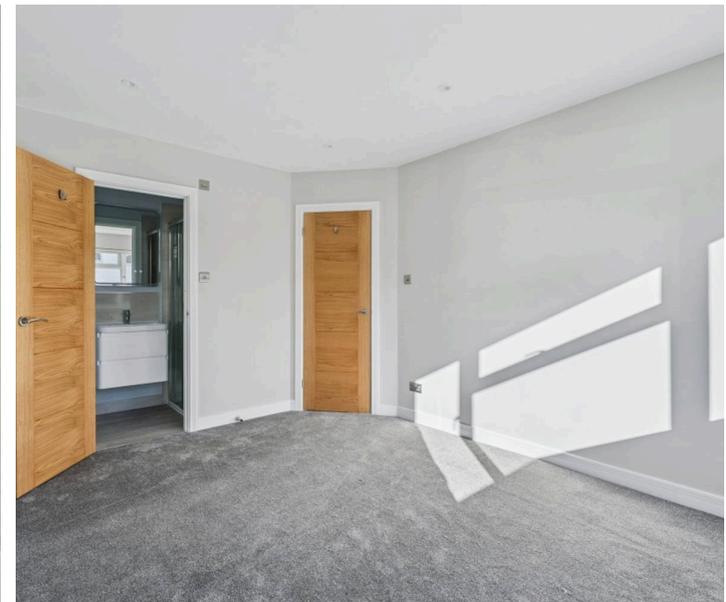
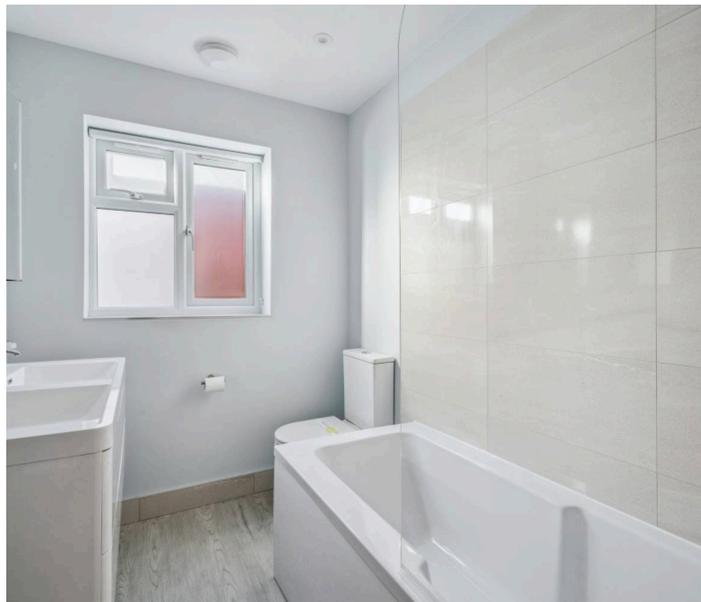


## 25 Clare Road

Prestwood, Great Missenden

Outstanding, extended and renovated detached bungalow, located just a short stroll from Prestwood village. A perfect turn key property for downsizers and families alike.

This beautifully extended and renovated three bedroom detached bungalow presents a rare opportunity in the heart of the village, offering modern living within a sought-after location. The property welcomes you with a spacious hallway that leads into a stunning open-plan kitchen and dining area, fitted with high-quality gloss units, quartz worktops, and space for integrated appliances, creating a perfect space for both entertaining and family life. The kitchen flows seamlessly into a bright and inviting living room, enhanced by oak-effect flooring and contemporary lighting. The principal bedroom benefits from a stylish en-suite shower room, while two further bedrooms provide flexible accommodation for guests or a home office. A well-appointed family bathroom features sleek tiling and chrome fittings. The property's thoughtful renovation is evident throughout, with bespoke internal doors, modern radiators, and ample built-in storage. With a short, level walk to the village centre and amenities, this bungalow combines convenience with comfort, making it ideal for downsizers or families seeking single-storey living. Offered with no onward chain, this is a rarely available opportunity to acquire a turn-key home finished to an exceptional standard in a prime village setting.



# 25 Clare Road

Approximate Gross Internal Area = 90.3 sq m / 972 sq ft  
Garage = 14.7 sq m / 158 sq ft  
Total = 105 sq m / 1130 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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## The Wye Partnership Prestwood

120 High Street, Prestwood - HP16 9HD

01494 868000 • [prestwood@wyeres.co.uk](mailto:prestwood@wyeres.co.uk) • [www.wyeres.co.uk/](http://www.wyeres.co.uk/)

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulation. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

