



Tauwind Clarendon Road

Prestwood, Great Missenden

- Well presented, three bedroom, detached, family home
- Heart of the village location, close to village school and amenities
- Light, bright and airy 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 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. Boys' Grammar Schools- Royal Grammar, Dr. Challoners Grammar, Aylesbury Grammar. Girls' Gramamar Schools- Dr Challoners High, Aylesbury High. Mixed Grammar Schools.- Chesham Grammar, Sir Henry Floyd Grammar. Upper School- The Misbourne*

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Tauwind Clarendon Road

Prestwood, Great Missenden

A well presented, three bedroom. detached home in the heart of the village convenient for the local amenities.

Clarendon Road is tucked away just a short, level walk from local shops and the mini supermarket. Set well back from the road, it has ample driveway parking and forms part of a small row of similar detached homes.

The entrance hall leads to all principal rooms. The front aspect kitchen has been refitted with cream gloss units, a large larder, understairs cupboard with a recently replaced boiler, and space for a gas cooker, dishwasher and tall fridge/freezer. Opposite are a utility room with side access and a cloakroom with plumbing in place for a shower.

The sitting/dining room extends across the rear of the house with a bay window and French doors opening onto the garden.

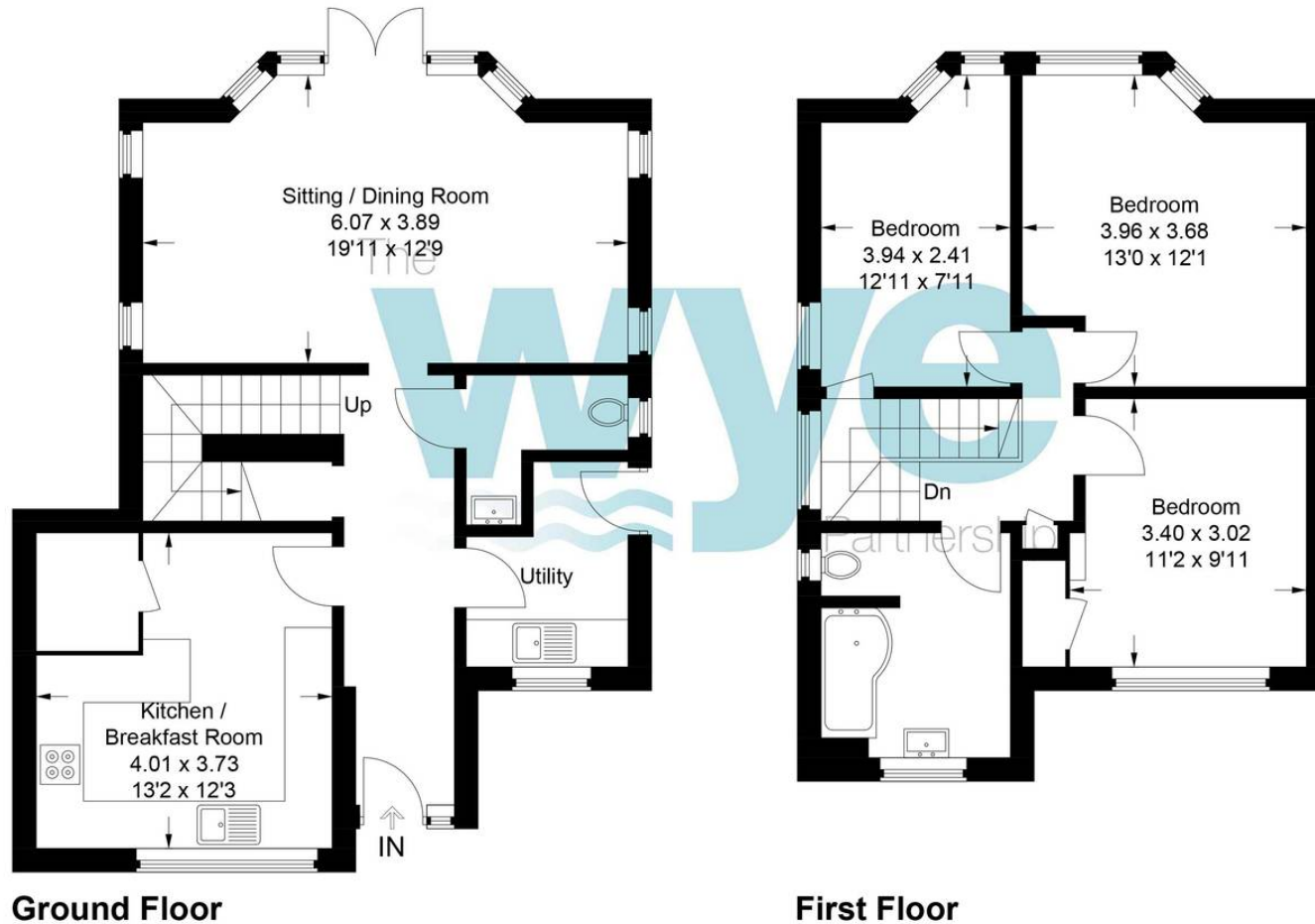
Upstairs are three double bedrooms, the main with fitted wardrobes, and a refitted family bathroom with a white suite and Aqualisa shower over a P-shaped bath.

The rear garden is level and mainly laid to lawn with patio seating areas, mature borders and side access.



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.
© CJ Property Marketing Ltd Produced for Wye

The Wye Partnership Prestwood

120 High Street, Prestwood - HP16 9HD

01494 868000 • prestwood@wyeres.co.uk • 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 Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

