



New Road
Prestwood | Buckinghamshire

£525,000
Freehold



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This 2 double bedroom, 2-bathroom semi-detached home is located on one of Prestwood's most sought after roads and seamlessly balances Victorian character features with modern design accents.

Within walking distance of the local shops, eateries and other amenities, it's also a short drive into Great Missenden with its railway station into London. Perfect for those looking to live in the Chilterns whilst retaining easy access to the city by rail and car.

Viewing is highly encouraged.

Some of its many pleasing features include:

- Double glazing and gas-fired central heating
 - Own gravel driveway
- Enclosed and manageable courtyard garden
- Walking distance of local amenities including shops, doctors, local pubs, cafés and a pharmacy
- Short drive from Great Missenden's railway station into London Marylebone
 - Sole agent

Ground Floor

Entrance hall – engineered wood floor, radiator, racking for coats and a shelf, wall light.

Sitting room – engineered wood floor, Victorian style fireplace with an inset living flame inset gas fire, Victorian style cast iron surround with inset tiled slips and a mantelpiece surround sat on a slate hearth, bespoke built-in shelving and storage cupboards, radiator, double glazed bay window, picture rail.

Kitchen – Wren kitchen with a range of matching base units and wall cabinets with downlighting, wood effect worktop with inset stainless steel sink unit with single drainer and mixer tap, integrated NEFF dishwasher, integrated fridge freezer, integrated microwave, 5-ring Rangemaster range with double gas oven, grill and storage, electric side companion oven and extractor fan over, wood effect Karndean flooring, island unit with breakfast bar end, radiator, understairs storage, stairs rising to the first floor, exposed brick effect tiling, exposed timber beams, spotlights.

Hallway– wood effect Karndean flooring, radiator.



Downstairs shower room/W.C. – modern matching white suite comprising shower cubicle, enclosed cistern WC, enclosed wash hand basin with mixer tap and storage cupboards under, radiator with a cover, wall-mounted Worcester Bosch gas central heating boiler, wood effect ceramic tiled floor, utility cupboard with plumbing for washing machine and space for a vented tumble dryer, spotlights.

Dining room– wood effect Karndean flooring, radiator, wall lights, access to the loft, double glazed doors to the courtyard style garden.

First Floor

Landing – fitted carpet, access to the loft, radiator, wall light.

Bedroom 1 – painted wooden floorboards, radiator, built-in wardrobe cupboards, Victorian style cast iron fireplace with slate hearth, picture rail.

Bathroom/W.C – fully tiled modern matching white suite comprising panel bath with Victorian style mixer tap and

shower attachment, enclosed cistern WC, enclosed wash hand basin with mixer tap and storage cupboard under, wall cabinet with mirror and downlighting, extractor fan, ceramic tiled floor with electric underfloor heating.

Bedroom 2 – painted wooden floorboards, radiator, range of built-in wardrobe cupboards, airing cupboard with lagged hot water tank.

Outside

Gravel driveway – providing off-street parking.

Rear garden – Yorkstone sun terrace, side pedestrian access, outside light, outside tap, timber storage shed.

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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