



Chiemsee New Road

Prestwood, Great Missenden

- Three bedroom, detached house in popular location
- Scope to improve and reconfigure
- No Onward Chain
- Through lounge-dining room plus garden room
- Kitchen plus utility and attached garage

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops: a butcher, Post office, chemist, florist and two small supermarkets, together with Doctors' and Dentists' surgeries. There are local schools for children up to the age of 11 years. For secondary education see further information below. Nearby Great Missenden also offers a main line rail link into Central London which is ideal for the commuter. For more extensive requirements both High Wycombe and Amersham are approximately 4/5 miles from Prestwood.

**** SCHOOL CATCHMENT: Primary- the Prestwood Schools. Upper School – The Misbourne School Boys' Grammar- The Royal Grammar School. Dr Challoners Grammar School, Aylesbury Grammar School Girls' Grammar- Dr Challoners High School, Aylesbury High School Mixed Grammar – Chesham High School, Sir Henry Floyd Grammar. ****

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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A classic 1970s, three bedroom, detached property on a popular road on the outskirts of the village with scope for extension and updating

Bright dual-aspect living/dining room with a gas coal-effect fireplace and French doors opening to the garden room.

The garden room has double glazing, an insulated roof and direct access to the garden.

The kitchen is fitted with a range of beech-effect units, integrated oven and ceramic hob, with space for a fridge and washing machine. An opening leads to the utility area with additional storage, cloakroom, garden access and internal door to the attached garage.

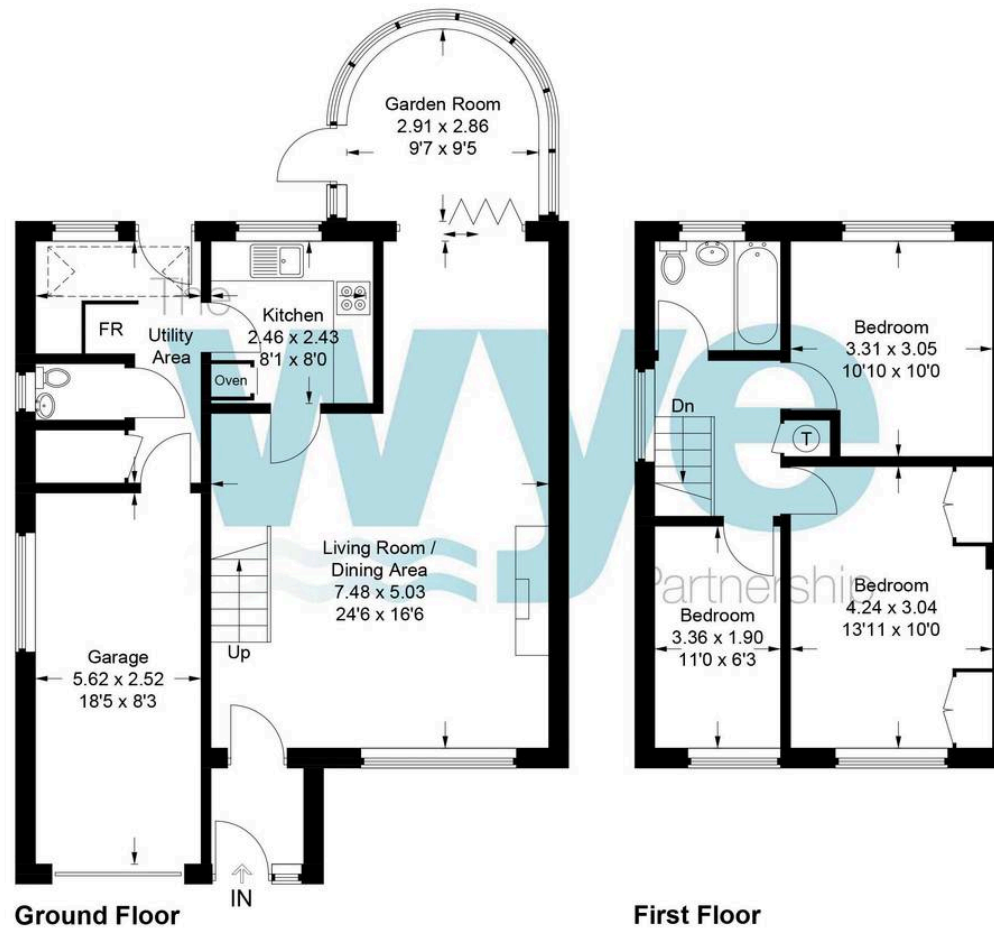
Upstairs are three bedrooms and a family bathroom. The main bedroom includes built-in wardrobes, the second overlooks the rear garden and the third bedroom is currently used as a home office. The bathroom is fitted with a bath and shower over, basin and W.C.

Outside, the property benefits from a driveway, attached garage and an attractive rear garden with patio, pond, seating area and greenhouse. A gated rear access leads to an alleyway providing a convenient shortcut to the High Street.



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Approximate Gross Internal Area
Ground Floor = 75.1 sq m / 808 sq ft (Including Garage)
First Floor = 39.0 sq m / 420 sq ft
Total = 114.1 sq m / 1,228 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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