



Groom Road
Prestwood | Buckinghamshire

£425,000
Freehold



Groom Road Prestwood | Buckinghamshire

This 3-bedroom end of terrace house in need of modernisation and decoration presents a unique opportunity for buyers looking to stamp their own mark on a property. 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.





64 High Street, Great Missenden, Buckinghamshire HP16 0AN Tel: 01494 890990
 Email: info@jeremyswan.co.uk To register, please visit our website at www.jeremyswan.co.uk.
 To unsubscribe, please log in to your account on our website and follow the instructions.



All due care has been taken in the preparation of these particulars. However, no responsibility is accepted for errors, nor can any claim be entertained for any expenses or inconvenience caused by reason of the withdrawal of particulars properties from the market by previous disposal or otherwise. All properties are offered subject to contract and being available on receipt of offers. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents, buyers are advised to obtain verification from their Solicitor. Room measurements have been made using a sonic tape. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as approximate. Photographs are for illustration only, may have been taken using wide angle lenses, and may depict items which are not for sale or not included in the sale of the property.

