



Honor End Lane
Prestwood | Buckinghamshire

£895,000
Freehold



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This spacious 4/5 bedroom detached family home situated in a highly desirable location within easy reach of shops, schools, countryside walks and a short drive away from Great Missenden Rail Station with its direct line into London Marylebone offers excellent outdoor space, ample parking and has planning permission for extensions and garage conversion to further develop the property into the dream family home within the Chilterns.

Some of its many pleasing features include:

- Double-glazing and gas fired central heating
 - Principal bedroom with ensuite
- Off-street parking for several cars and a single garage
- Planning permission to convert the garage and add two-storey front and single storey rear extensions (Planning Ref: PL/25/0194/FA)
- Within a short drive of the local train station into London Marylebone
 - Sole agent



Ground Floor

Spacious reception entrance hall – fitted carpet, radiator, dado rail, stairs rising to the first floor.

Downstairs cloakroom/W.C – matching white suite comprising enclosed cistern WC, wash hand basin with storage cupboard under, vinyl floor, extractor fan, spotlights.

Playroom – fitted carpet, radiator, spotlights, double multipaned doors leading to the sitting room.

Dual aspect sitting room – fitted carpet, 2 radiators, contemporary styled feature fireplace with an inset gas living flame fire, sliding double-glazed patio doors to the garden, spotlights.

Dual aspect open plan kitchen/dining room – matching base units, wall cabinets and display cabinets, worktop with inset stainless steel sink unit with single drainer and mixer tap, four-ring gas hob with an extractor hood over, integrated NEFF double fan oven, integrated microwave, integrated Bosch dishwasher, fridge, wood effect laminate flooring, pantry cupboard, peninsula with breakfast bar end, spotlights.

The dining area also as wood effect laminate flooring and a gas convector radiator.

Utility room – fitted with a range of matching base units and wall cabinets, worktop with inset stainless steel sink unit with single drainer, plumbing for washing machine, space for condensing tumble dryer, vinyl floor, double-glazed door to the rear garden.

First Floor

Split level landing – fitted carpet, radiator, dado rail, access to part-boarded loft with light via pull down ladder, Velux window, large linen cupboard and an airing cupboard housing a lagged copper cylinder hot water tank.

Bedroom 4 – versatile space with fitted carpet, radiator, door leading through to another room that can be used as a dressing room, study or further bedroom.

Principal bedroom – fitted carpet, radiator, range of built-in wardrobe cupboards.

Ensuite shower room/W.C – modern matching white suite comprising shower cubicle, enclosed wash hand basin with mixer tap and storage cupboard under, enclosed cistern WC, vinyl floor, further storage and display cabinets, vanity mirror unit, wall-mounted Dimplex warm air heater, extractor fan, spotlights.

Separate W.C – low-flush WC, fitted carpet, extractor fan.

Family bathroom/W.C – matching white suite comprising p-shaped bath with separate Aqualisa power shower over, shower screen, enclosed wash hand basin with mixer tap and storage cupboards under, chrome vertical heated towel rail, fitted carpet, illuminated mirror, spotlights.

Bedroom 3 – fitted carpet, radiator, large built-in wardrobe cupboards.

Bedroom 2 – fitted carpet, radiator, range of built-in wardrobe cupboards and matching built-in drawers, large almost floor-to-ceiling leaded window affording views across fields beyond.



Outside

Large gravel driveway – providing off-street parking for several cars, outdoor power.

Single garage – with up and over door, power and light.

Large side garden – mainly laid to lawn with well-stocked flower and shrub borders.

Rear garden – large south-facing sun terrace leading through to the rear garden, which is mainly laid to lawn, circular patio, two outbuildings comprising large brick-built storage shed and further storage/potting shed, raised vegetable patch, outside tap, lights and power.

Side pedestrian access – to both sides of the house.

Material Information

- Council tax band is F
- Planning permission granted to convert the garage and add two-storey front and single storey rear extensions. Planning Reference: PL/25/0194/FA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(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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