



22 Orchard Lane, Prestwood - HP16 0NN

Guide Price £700,000

 **TIM RUSS**  
& Company



Prestwood village offers an excellent range of facilities including a Doctors' and Dentists' surgeries, butchers, post office, bakery, newsagent, post office, chemist, florist, supermarkets and Peterley Manor Farm Shop. There is also a sports centre on Honor End Lane.

Schooling is well catered for in the area for children up to the age of 11 years thereafter the Amersham/Chesham Grammar School and The Royal Grammar School for boys in High Wycombe provide secondary education. Private schooling includes The Gateway in Great Missenden and Pipers Corner for girls in Great Kingshill nearby.

The picturesque village of Great Missenden offers an historic High Street and a mainline station to London Marylebone (travel time approximately 35 minutes).

**Council Tax band: E**

**Tenure: Freehold**

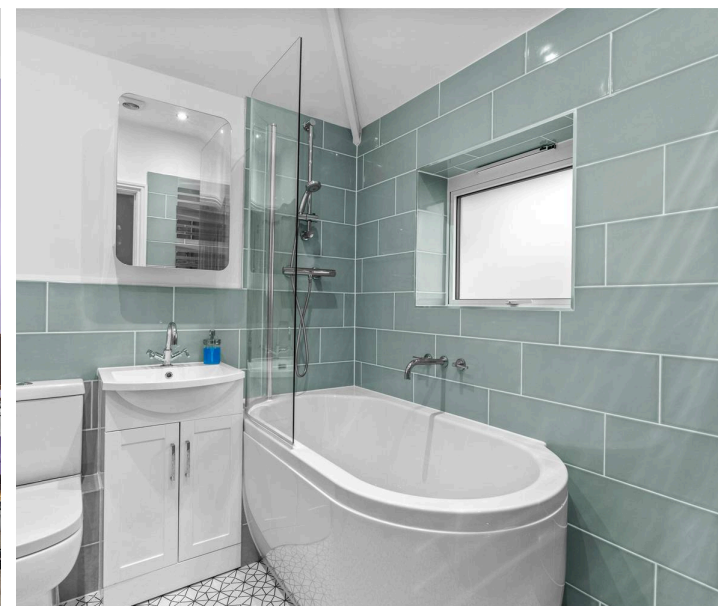
**EPC Energy Efficiency Rating: C**

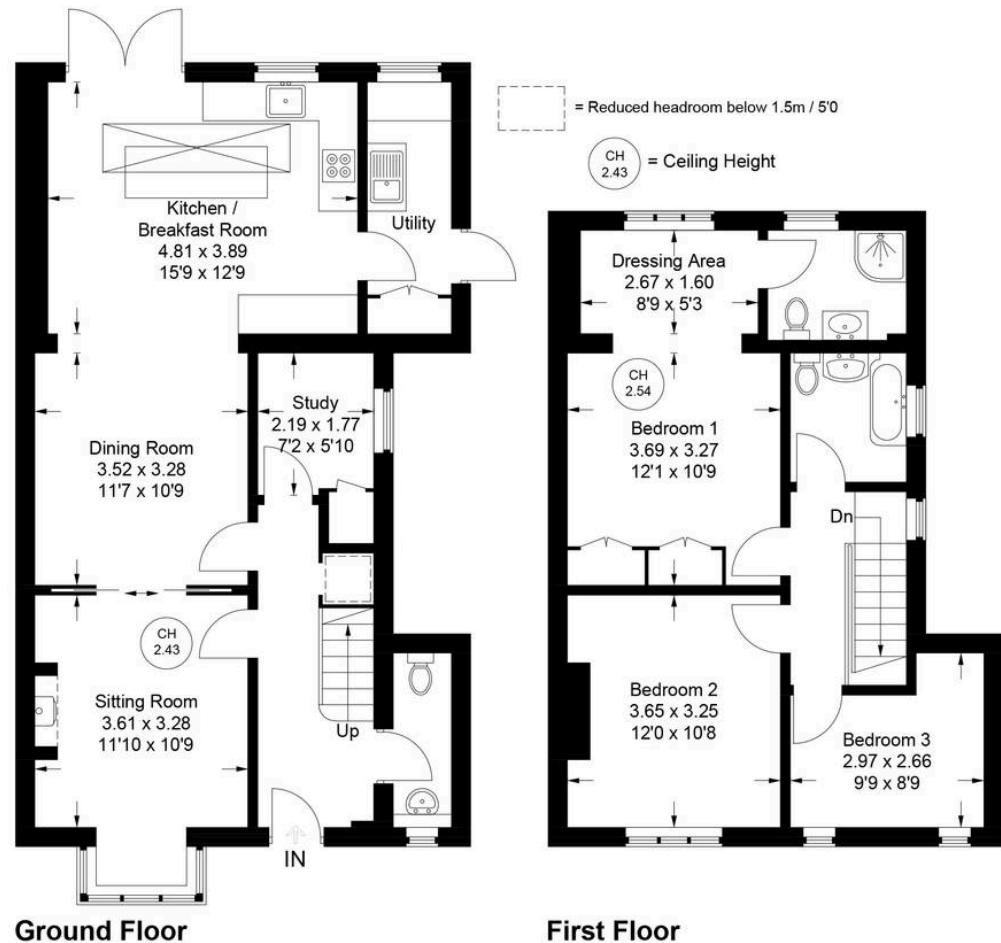


This beautifully presented three-bedroom semi-detached house has undergone a full refurbishment and extension to include; new wiring, plumbing, roof and aluminium windows. The property welcomes you with a welcoming entrance hallway, complete with tiled flooring, oak banister/rails, matching wood doors and downstairs wc. The home presents three versatile reception rooms, including an inviting sitting room with a square bay window, cosy built-in seating, and a charming wood-burning stove, all finished with luxurious herringbone wood flooring. The open plan living area seamlessly connects to a modern kitchen with spacious island with seating, integrated appliances, and a breakfast bar, a good size useful utility room with sink and room for washing machine and tumble dryer, both boasting sleek navy cabinetry and underfloor heating. Flooded with natural light from a skylight and large windows, the kitchen and living spaces benefit from direct access to the garden through French doors. The home office is thoughtfully designed with a built-in cupboard and large window.

The principal bedroom suite features a dressing area with fitted wardrobes and luxurious ensuite shower room with walk in shower, sleek round basin, and heated chrome towel rail. Two further bedrooms offer large windows for plentiful natural light and built-in storage solutions. The contemporary family bathroom with elegant green tiling has a curved bath-tub with integrated shower, and modern fixtures.

Externally, the property stands out with its extensive gravel driveway and well-maintained front lawn, providing ample off-road parking. The spacious rear garden features a patio area with outdoor seating and a handy storage shed, enclosed by timber fencing.





Ground Floor

First Floor

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Approximate Gross Internal Area  
Ground Floor = 70.3 sq m / 757 sq ft  
First Floor = 51.8 sq m / 557 sq ft  
Total = 122.1 sq m / 1314 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



# Tim Russ and Company

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