wye Partnership

1 Wardes Close, Prestwood HP16 0SA

£450,000

1 Wardes Close

Prestwood, Great Missenden

- Well-presented, extended 3/4 bedroom, semi-detached house in the centre of the village.
- Refitted kitchen and bathroom
- Eat in kitchen-diner with bifolds to relaid patio and enclosed garden
- Extension incorporating shower roof, utility room and study/play room (possible bedroom 4)
- Refitted cloakroom and family bathroom.
- Two double bedrooms with built in wardrobes plus single bedroom upstairs.
- Level and enclosed, landscaped rear garden with door to garage and parking at rear.
- We declare a personal interest as per Estate Agency Acy 1979- family member

Prestwood village centre has a good range of facilities, including a variety of local shops, doctors' and dental surgeries. Nearby Great Missenden has a main line rail link into Central London via the Chiltern Line. There are larger towns, such as High Wycombe, Amersham and Chesham, within 5 miles.
**** SCHOOL CATCHMENTS *** Infant- the Prestwood Village Schools. Upper- The Misbourne School. Mixed Grammar- Chesham Grammar School, Sir Henry Floyd Grammar School, Girls' Grammar- Dr Challoners High School, Aylesbury High School. Boys' Grammar- Dr Challoners Grammar School, The Royal Grammar School*

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

1 Wardes Close

Prestwood, Great Missenden

A well presented and extended 3/4 bedroom, semi detached house which has been substantially upgraded by the present owners to provide flexible family accommodation in a popular location.

Extended home offering flexible accommodation, including a ground floor room ideal as a study, playroom or fourth bedroom, with an adjacent shower room.
Beautifully presented throughout, the property features a modern kitchen fitted with sage green units, quartz work surfaces, integrated dishwasher, fan oven, induction hob and fridge freezer. LVP flooring and bi-fold doors open onto the patio, while a separate utility room provides space for a washing machine and tumble dryer.

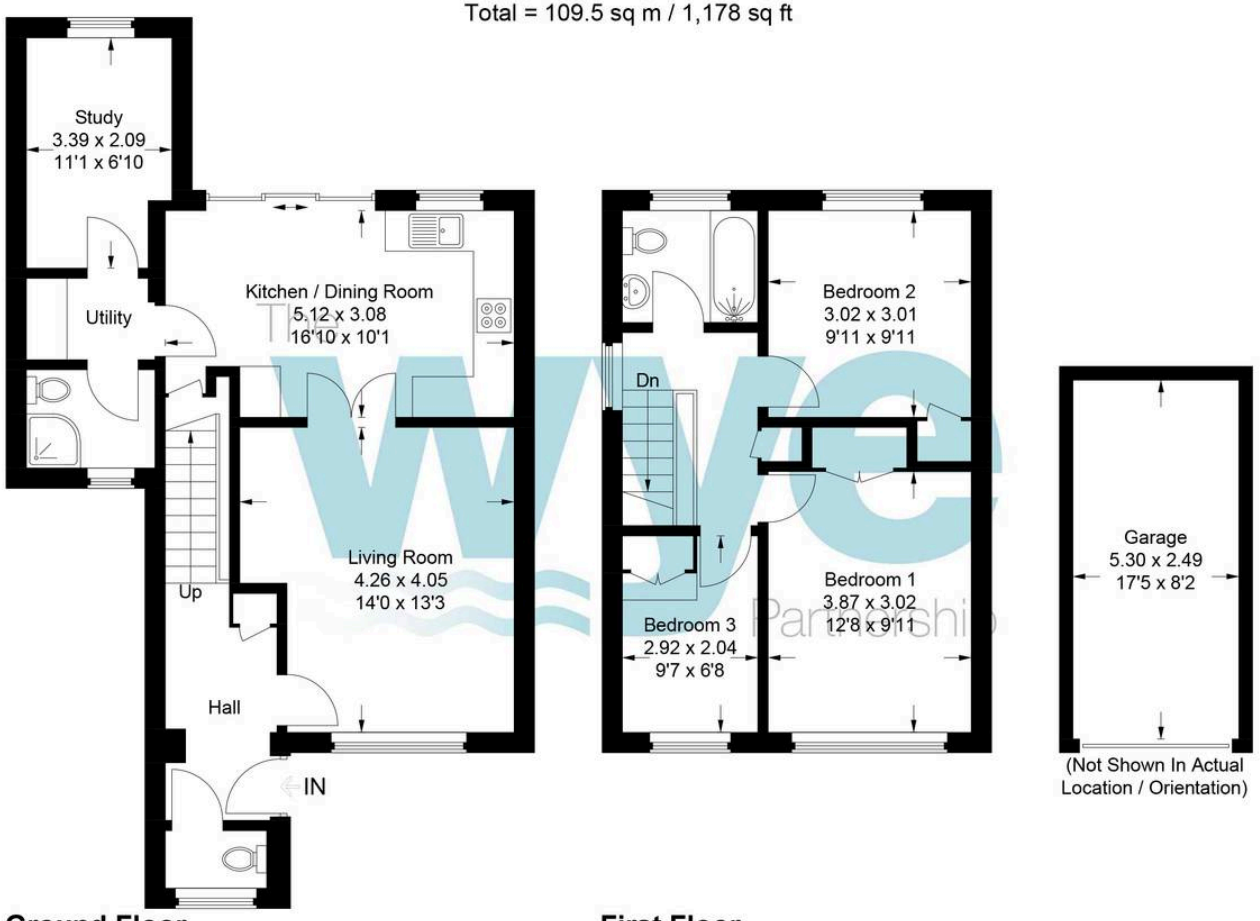
The front living room includes bespoke fitted TV and storage units. There is also a refitted cloakroom on the ground floor.

Upstairs, the refitted family bathroom comprises a bath with power shower and screen, vanity basin and concealed cistern WC. There are three bedrooms, including two doubles and one single, all benefiting from built-in wardrobes.

Outside, the property has a level front garden with occasional side parking, driveway parking in front of a garage with up-and-over door. The recently landscaped rear garden is mainly laid to lawn with a patio entertaining area and access to both the garage and driveway.

1 Wardes Close, Prestwood, HP16 0JA, Buckinghamshire

Approximate Gross Internal Area
Ground Floor = 56.9 sq m / 612 sq ft
First Floor = 39.6 sq m / 426 sq ft
Garage = 13.0 sq m / 140 sq ft
Total = 109.5 sq m / 1,178 sq ft



Ground Floor **First Floor**

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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The Wye Partnership Prestwood

120 High Street, Prestwood - HP16 9HD

01494 868000 • prestwood@wyeres.co.uk • www.wyeres.co.uk/

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