



47 Gryms Dyke

Prestwood, Great Missenden

- Immaculate two bedroom first floor maisonette
- Large private garden to the rear
- Well appointed, modern fitted bathroom and kitchen
- Two good size bedrooms
- Wonderful double aspect sitting/dining room
- No onward chain available if required

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops such as a butcher, post office, chemist, florist and two mini supermarkets, together with doctors' and dentists' surgeries. ***School catchments: Primary- the Prestwood Village Schools, Boys grammar- Dr Challoners Grammar School, Aylesbury Grammar School and the Royal Grammar School. Girls' grammar- Dr Challoners High School, Aylesbury High School. Mixed grammar- Chesham Grammar School. Mixed/All ability- The Misbourne School ***

Council Tax band: C

Tenure: Leasehold - 112 years remaining. Service charge £149pa and Ground rent £150pa

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



47 Gryms Dyke

Prestwood, Great Missenden

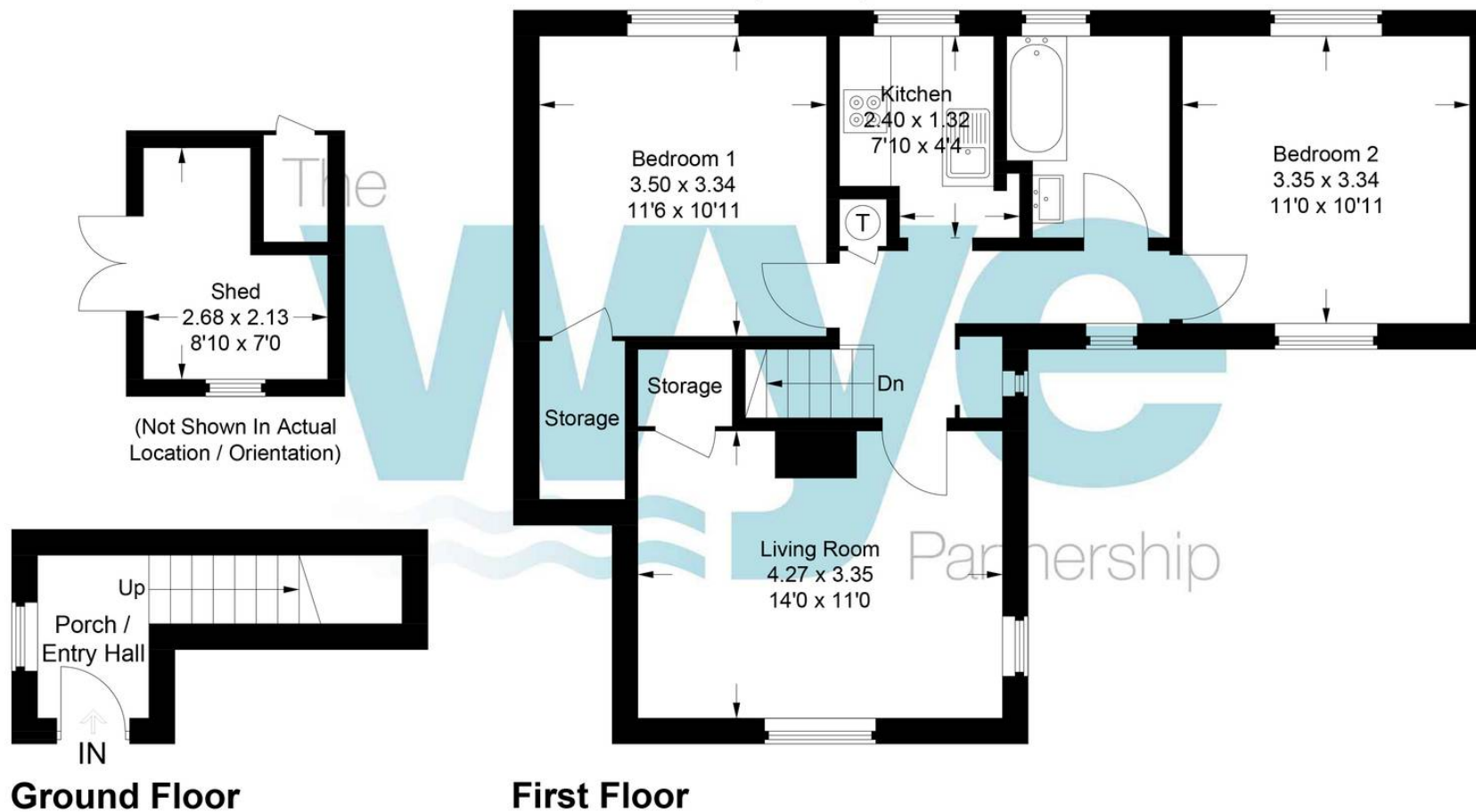
Immaculate two-bed first floor maisonette with modern kitchen, spacious living area, stylish bathroom, ample storage, private entrance, private garden, and no onward chain. Ideal for first-time buyers.

This immaculate two bedroom first floor maisonette offers a blend of contemporary style and comfortable living, perfectly suited for first-time buyers or those seeking a low-maintenance home. The property is accessed via a private gated and graveled entrance and boasts a spacious double aspect sitting and dining room, providing an abundance of natural light throughout the day and a versatile space for relaxing or entertaining. The modern fitted kitchen is equipped with sleek, high-gloss cabinetry, integrated appliances, and durable work surfaces. Both bedrooms are generously sized, with neutral decor and quality carpeting, ensuring a tranquil retreat at the end of the day. The bathroom has been thoughtfully appointed with contemporary sanitaryware, a heated towel rail, and stylish tiling. Additional features include double glazing, efficient gas central heating, and ample storage solutions. Offered to the market with no onward chain a possibility, this property presents an exceptional opportunity for a swift and straightforward purchase. The combination of modern finishes, well-proportioned rooms, and a thoughtful layout make this maisonette a standout choice for buyers seeking quality and convenience in a well-maintained setting.



47 Gryms Dyke, Prestwood, Bucks, HP16 0LP

Approximate Gross Internal Area
 Ground Floor = 4.9 sq m / 53 sq ft
 First Floor = 58.2 sq m / 626 sq ft
 Outbuilding = 5.6 sq m / 60 sq ft
 Total = 68.7 sq m / 739 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.
 © CJ Property Marketing Ltd Produced for Wye Country - Prestwood

The Wye Partnership Prestwood

120 High Street, Prestwood - HP16 9HD

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

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

