



2 Wardes Close

Prestwood, Great Missenden

- Immaculate, beautifully presented three bedroom family home
- Extended to provide stunning 19'5 x 16'3 kitchen/diner with bi-fold doors
- Larger corner plot with parking to front and rear with garage
- Private enclosed rear courtyard and side garden
- Three well proportioned bedrooms and modern family bathroom
- Abundance of natural light throughout this well designed family home

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

EPC Environmental Impact Rating: C



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Prestwood, Great Missenden

Immaculate three bedroom family home with stunning extended kitchen diner, spacious rooms, modern bathroom, garage, and parking on a large corner plot. Bright, stylish, and move-in ready.

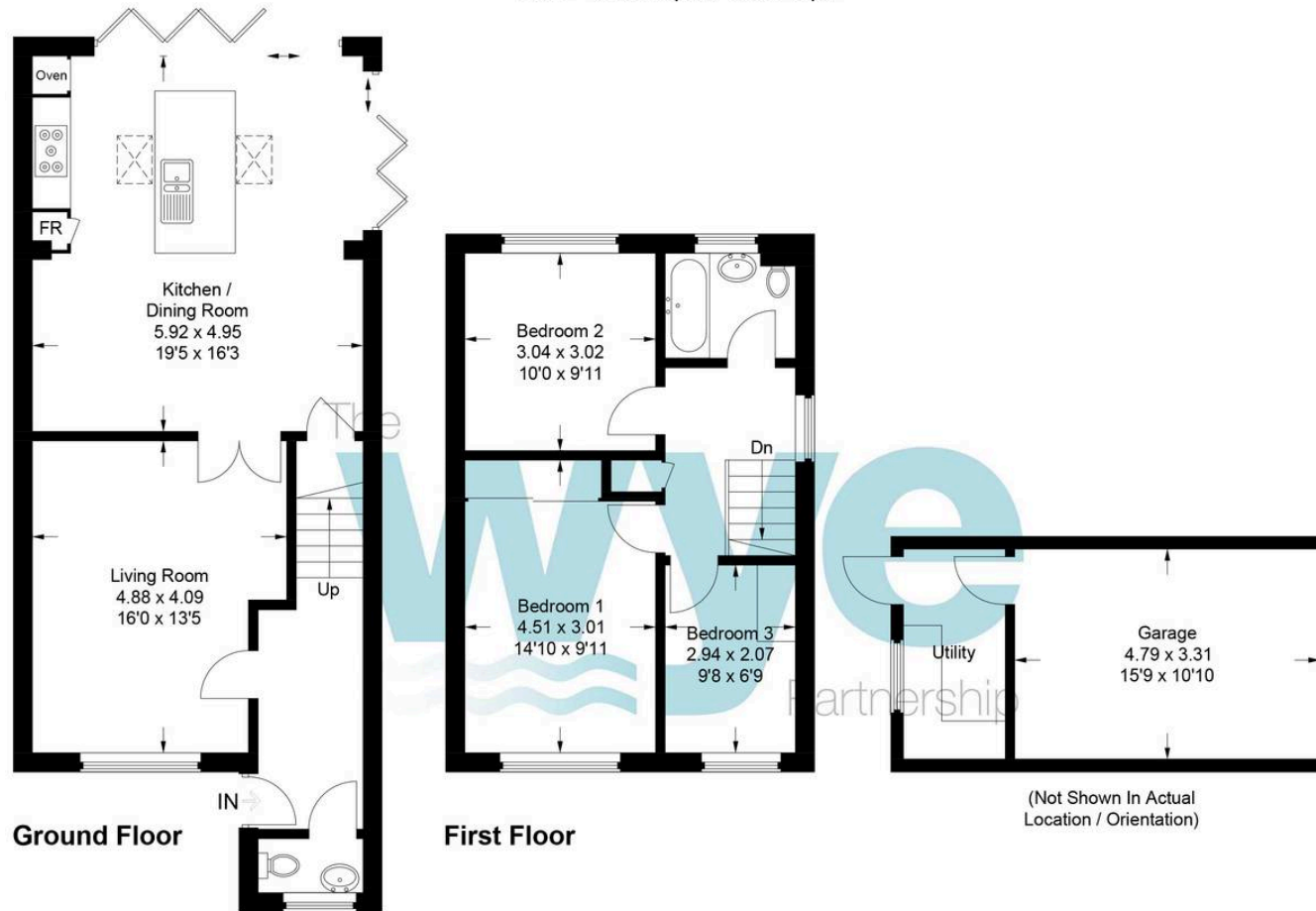
This immaculate three bedroom family home offers a superb blend of contemporary design and thoughtful functionality. Extended to the rear, the property boasts a stunning 19'5 x 16'3 kitchen and dining area, fitted with a Quooker boiling/filtered water tap, Neff self-cleaning oven, Neff combi microwave, quartz worktops, and bi-fold doors. The kitchen is ideal for entertaining, with ample room for a large dining table and seamless flow to the living area.

Throughout the home, well-proportioned rooms create a sense of light and space. There are two double bedrooms and a good single, including a fitted wardrobe with mirrored sliding doors, and are served by a modern family bathroom. Set on a larger corner plot with parking to front and rear, the home features an oversized garage (approx. 2ft wider & 4ft longer than standard) with power, hot/cold water, and partial utility conversion. Every detail has been carefully considered to create a practical home that stands out for its high specification.



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Approximate Gross Internal Area
 Ground Floor = 61.6 sq m / 663 sq ft
 First Floor = 40.8 sq m / 439 sq ft
 Garage / Utility = 21.6 sq m / 232 sq ft
 Total = 124.0 sq m / 1,334 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.

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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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