



21 High Street, Prestwood - HP16 9EE

Offers Over £550,000

 **TIM RUSS**
& Company



- Offered for sale with no onward chain is this well presented three bedroom extended detached family home
- Walking distance to village amenities and excellent transport links
- Large picture windows providing the whole property with an abundance of natural light

Prestwood village offers an excellent range of facilities including a Doctors' and Dentists' surgeries, butchers, post office, bakery, newsagent, 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: D



This 3 bedroom link detached house offers a superb opportunity to acquire a spacious and lovingly maintained family home. Presented without an onward chain, this extended property is ideally located within walking distance to village amenities and fantastic transport links.

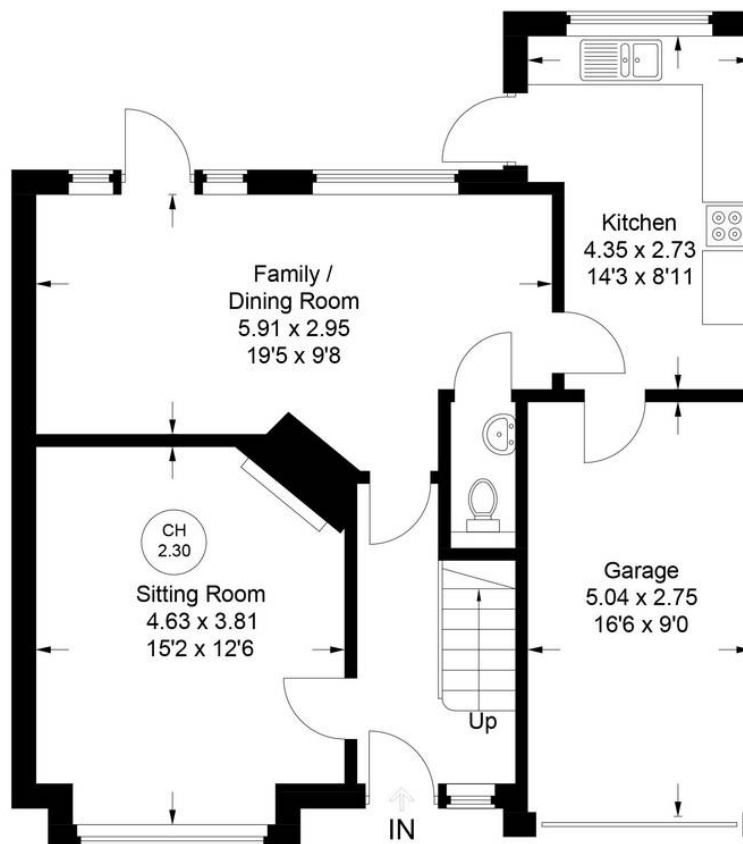
Upon entering, the property greets you with a flood of natural light through its large picture windows. The inviting entrance hall leads to a 15ft sitting room boasting a square bay window and a charming coal effect feature fire - perfect for cosy evenings in.

The residence further impresses with a 19ft family/dining room, featuring a door leading to the rear garden and another to the convenient downstairs cloakroom. The extended kitchen adds a modern touch to the home, offering a range of base and eye level units, with an integral door leading to the 16ft garage - an area with potential for conversion, subject to the usual consents.

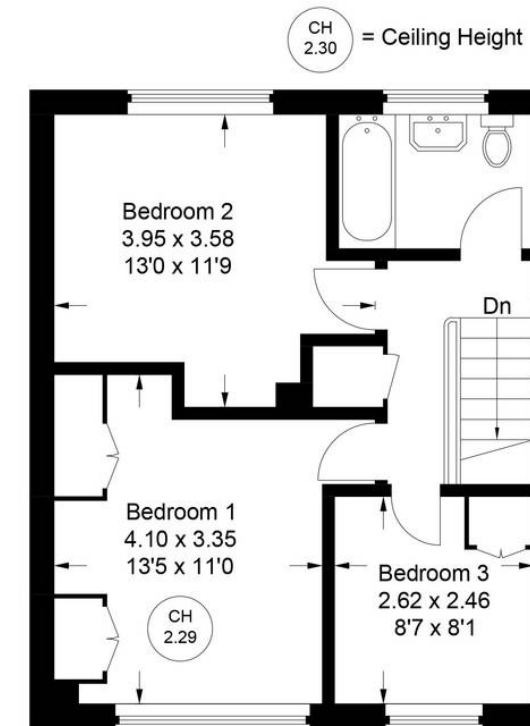
The upper level of the property hosts three good sized bedrooms, one of which includes fitted cupboards - all serviced by the family bathroom.

Externally, the property provides ample driveway parking that leads to the garage, providing additional parking or storage space. To the rear, a low maintenance southerly facing garden awaits with a paved seating area and a level lawn enclosed by timber fencing - ideal for outdoor relaxation and entertaining.





Ground Floor



First Floor

21 High Street, HP16 9EE

Approximate Gross Internal Area
Ground Floor = 71.8 sq m / 773 sq ft (Including Garage)
First Floor = 42.8 sq m / 461 sq ft
Total = 114.6 sq m / 1234 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.



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For more information please visit our website.



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