



# 17 Wardes Close

## Prestwood

- Beautifully presented, extended four bedroom semi in a quiet location.
- Master suite includes dressing room and ensuite shower room
- Three reception rooms and scope to extend into the garage (ST Building Regs)
- Enclosed sunny back garden.
- Refitted kitchen-dining room leading to study/family room and utility room.
- Two further double bedrooms and a single bedroom.
- Refitted family bathroom
- Garage and ample off-street parking

Prestwood village centre has an excellent range of day-to-day facilities including a variety of local shops: a butcher, Post office, chemist, florist and two small supermarkets, together with doctors' and dentists' surgeries. Nearby Great Missenden has a Chiltern Line rail link into central London which is ideal for the commuter. For more extensive requirements both High Wycombe and Amersham are approximately 4/5 miles from Prestwood. \*\*\* 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



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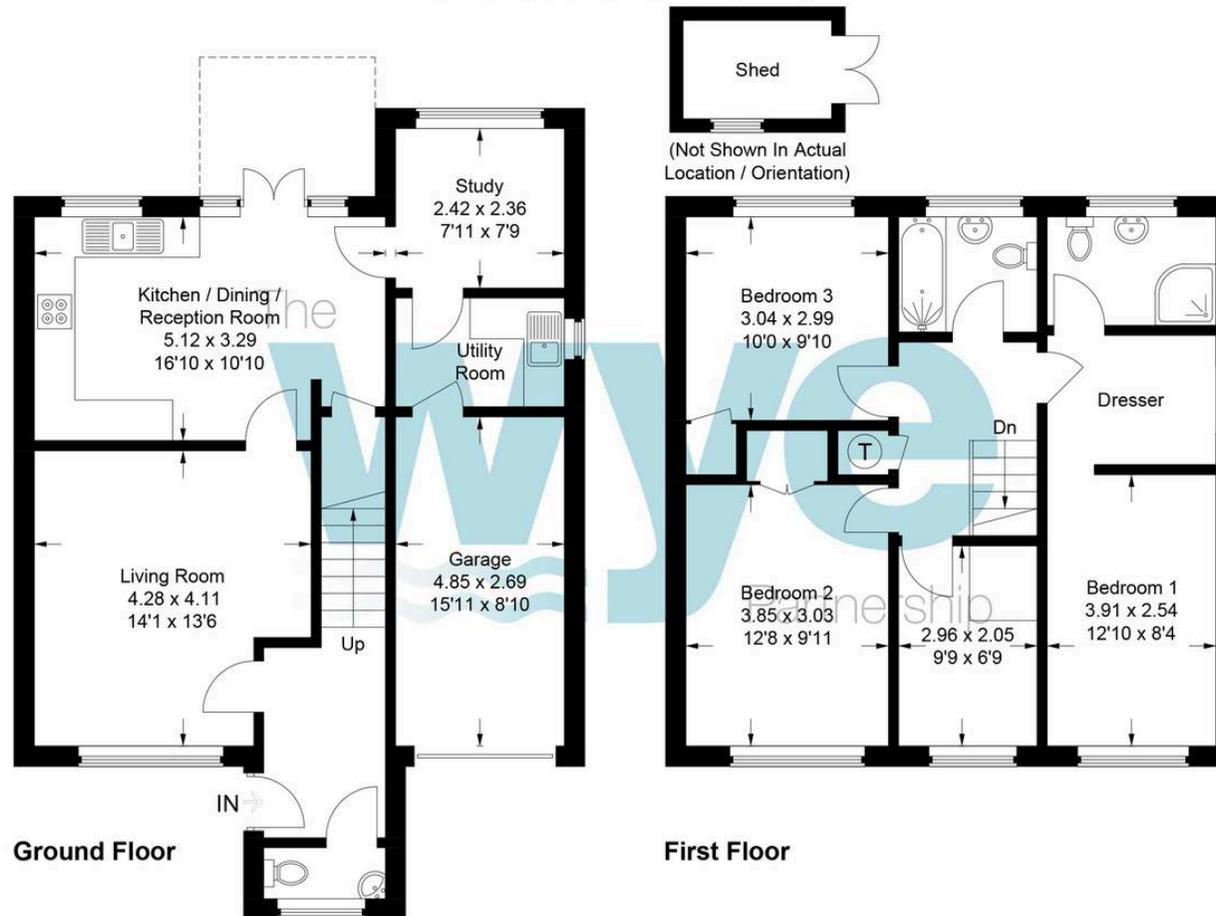
A well presented, extended, four bedroom, 2 bathroom, semi-detached house located at the end of a no-through road. There is a garage (with scope for conversion-subject to permissions) and parking.

The property is approached across an area of hard standing/path, The front door leads into an entrance hall with cloakroom to the right and stairs and living room on the left. The living room is almost square and is neutrally decorated, light, bright and airy. A door leads into the kitchen diner with fitted kitchen on the left and dining area with doors out to the garden and understairs cupboard on the right. The kitchen has been refitted with a range of pale beech kitchen units with granite worksurfaces and a range of integrated appliances. The house has been extended behind the garage and a door from the dining area leads into a study or playroom with garden aspect with a further door leading into a utility room and from there into the garage. Upstairs, the main bedroom suite is on the right with a door leading into a central dressing room with a side aspect. The refitted ensuite is on the left with a window to the garden and the bedroom is on the right. This suite is the extended portion of the house. There are two further double bedrooms both with fitted wardrobes, a single bedroom and a refitted bathroom.

Outside, the sunny, south-facing and level back garden has a patio outside the kitchen and side access to the front. The front garden is mainly parking and access into the garage is via a new, electric, roll-up garage door.



**17 Wardes Close**  
 Approximate Gross Internal Area  
 Ground Floor = 68.8 sq m / 740 sq ft  
 First Floor = 61.2 sq m / 659 sq ft  
 Total = 130.0 sq m / 1,399 sq ft  
 (Including Garage / Excluding Shed)



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

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