



31 Blacksmith Lane, Prestwood - HP16 0NP

Offers Over £500,000

 **TIM RUSS**
& Company



- End-of-terrace location for added privacy
- Situated in a popular village location, close to local shops, schools and transport links
- Extended family home offering light and spacious accommodation throughout
- Further planning approved to extend further

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

Tenure: Freehold

EPC Rating: TBC

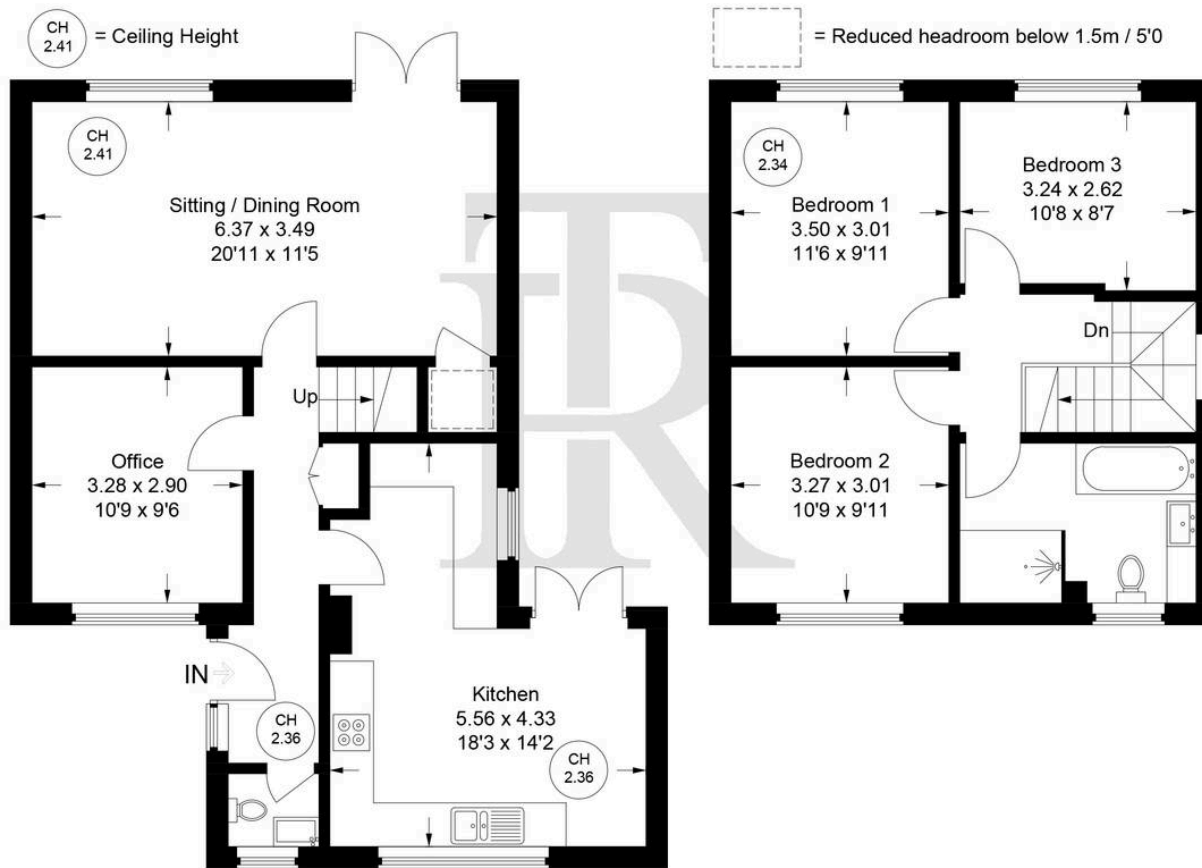


This extended three bedroom end-of-terrace house is ideally situated in a popular village location, offering convenient access to local shops, reputable schools and excellent transport links. Having been thoughtfully extended, the house now boasts light and spacious accommodation throughout, making it an ideal choice for families seeking both comfort and versatility.

Upon entering, you are greeted by a welcoming entrance hall, complemented by a practical downstairs cloakroom for added convenience. The heart of the home is the generous 21ft sitting and dining room, a superb space for relaxing or entertaining, featuring double doors that invite plenty of natural light and create an airy, open feel. The contemporary kitchen is well-appointed with integrated appliances and ample storage, catering to the needs of modern family living. There are also approved plans to extend to the rear to further enhance the living dining space should you wish. For those seeking flexible space, a versatile home office or potential fourth bedroom is located on the ground floor, perfect for home working or accommodating guests.

Upstairs, three well-proportioned bedrooms are served by a stylish family bathroom, complete with a walk-in shower and a separate bath tub, offering both luxury and practicality. The property further benefits from ample off-road parking, with a gravel driveway providing space for multiple vehicles.





Ground Floor

First Floor

31 Blacksmith Lane, HP16 0NP

Approximate Gross Internal Area
 Ground Floor = 63.3 sq m / 681 sq ft
 First Floor = 44.2 sq m / 476 sq ft
 Total = 107.5 sq m / 1157 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

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.



Tim Russ and Company

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.

By law we must verify every seller and buyer for anti-money laundering purposes. Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them. For more information please visit our website.