



14 Laurel Close

Prestwood

- Three bedroom detached house in prime village location
- Property requires a degree of updating - no onward chain
- Wonderful gardens to rear, front and side of house - corner plot
- Potential to extend subject to planning permission
- Wonderful 28' lounge/dining room, good size kitchen
- Close to village centre amenities and beautiful woodland walks

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops, ie Butchers, Post Office, Chemist, Florist and Supermarkets, together with Doctors' and Dentists' surgeries. Nearby Great Missenden also offers a main line rail link into Central London. For more extensive requirements both High Wycombe and Amersham are approximately 4/5 miles from Prestwood. Excellent nearby schooling for primary and junior age groups and catchment for Grammar and Secondary education.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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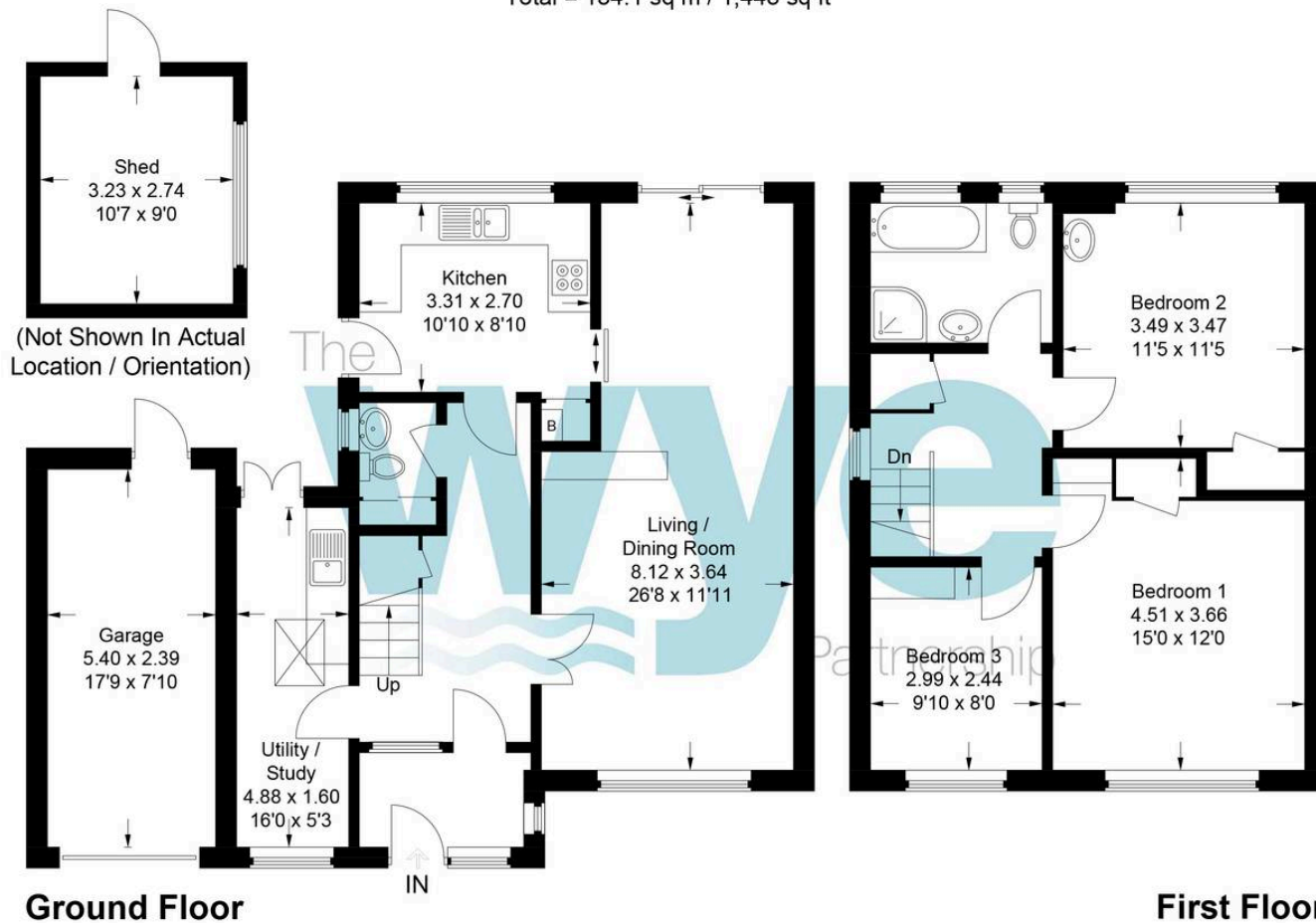
Detached 3-bed house in prime village location. Large lounge, kitchen with potential, scope to extend (STPP), secluded garden, no onward chain. Close to village amenities and woodland walks.

Set in a prime village location, this three-bedroom detached house presents a fantastic opportunity for buyers seeking a property with potential, offered to the market with no onward chain. The home's generous proportions are evident in the impressive 28-foot lounge and dining room, featuring large windows that invite natural light and provide flexible living and entertaining space. The good-size kitchen offers ample room for modernisation and personalisation, with scope to install contemporary units and work surfaces to suit your taste. Upstairs, three well-proportioned bedrooms provide comfortable accommodation, complemented by a family bathroom. The layout is ideal for both families and downsizers, the property also offers exciting potential to extend (subject to planning permission), allowing you to create your dream home in this sought-after village setting. The property enjoys a secluded garden to both the rear and side of the property. Located close to the village centre and beautiful woodland walks, this property combines the charm of village life with the convenience of local amenities, making it an exceptional prospect for those looking to invest in a home with character and endless possibilities.



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Approximate Gross Internal Area
Ground Floor = 61.9 sq m / 666 sq ft
First Floor = 50.2 sq m / 540 sq ft
Garage / Shed = 22.0 sq m / 237 sq ft
Total = 134.1 sq m / 1,443 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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