





# Gerosian Nairdwood Lane

Prestwood, Great Missenden

- Four bedrooms- three with fitted wardrobes
- Private, enclosed back garden
- Double garage with ample parking set well back from the road.
- Immaculately presented, although dated, four bedroom link-detached (garages joined)
- Three reception rooms
- No onward chain

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops such as a butcher, post office, chemist, florist and two mini supermarkets, together with doctors' and dentists' surgeries. \*\*\* SCHOOL CATCHMENTS \*\*\* Primary- the Prestwood Village Schools. Upper- The Misbourne School. Boys' Grammar- The Royal Grammar School, Dr Challoners Grammar School, Aylesbury Grammar School. Girls' Grammar- Dr. Challoners High School, Aylesbury High School. Mixed Grammar- Chesham Grammer, Sir Henry Floyd Grammar School \*\*\* Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





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## Prestwood, Great Missenden

An immaculate but dated, 4 bedroom, detached house in a popular location that would benefit from general updating to bring it up to current standards and expectations. No Onward Chain

The property is set back from the road, and shielded from it, with mature conifer hedging. A shared entrance leads to a pair of driveways to two detached properties, linked only by their double garages. There is ample parking. The front door leads into the entrance hall with the study on the left and door to the reception rooms on the right. There is a cloakroom behind the study with vanity mounted W.C. and basin and the gas boiler. The kitchen is rear aspect and fitted with a range of cream Shaker units with medium oak-effect trim and work surfaces. It is fitted with a four ring gas hob, Neff fan oven and microwave, integrated dishwasher and fridge freezer plus a washing machine. There is a door to the garden and space for a table for casual dining.

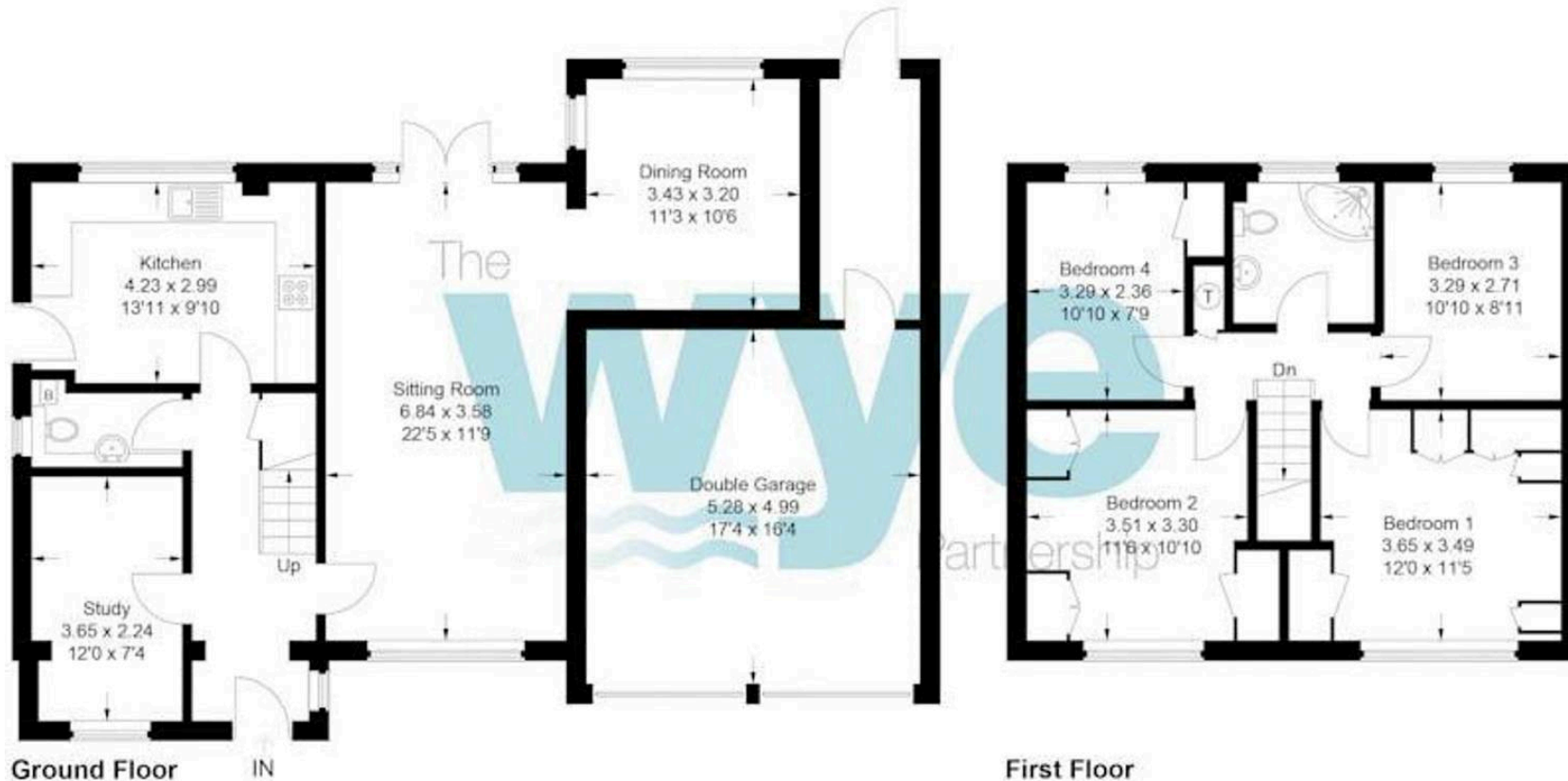
The sitting room is double aspect with French doors out to the garden and an opening through to the dining room. The dining room and the passage to the garage are later additions to the house. Upstairs, there are four bedrooms off the landing (with airing cupboard). The two largest are front aspect, both with fitted wardrobes. the two smaller bedrooms overlook the garden with the smaller of the two having a built in wardrobe. The family bathroom is fitted with a champagne coloured suite, in excellent condition, comprising of a corner whirlpool bath with an electric shower over, basin and W.C. The walls are tiled. Outside, the back garden is level and enclosed and south westerly facing.. There is a crazy-paved patio adjacent to the house and a door and covered passageway that leads to the rear of the double garage. The garage has a pitched roof with rafter storage and is accessed via a pair of matching up and over, electric garage doors.





## Gerosian

Approximate Gross Internal Area  
Ground Floor = 71.7 sq m / 772 sq ft  
First Floor = 54.8 sq m / 590 sq ft  
Double Garage = 32.3 sq m / 348 sq ft  
Total = 158.8 sq m / 1,710 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

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