



137 Fairacres, Prestwood, HP16 OLF £425,000

137 Fairacres

Prestwood, Great Missenden

- Immaculately presented, three bedroom, end of terrace house in a popular, village-centre location.
- Well proportioned, front aspect, living room overlooking walkway.
- Light, bright and airy kitchen/breakfast room with ample space for a table. Bi-fold doors out to:
- Large conservatory with access to the garden beyond
- Two double bedrooms with fitted wardrobes plus a single bedroom.
- Refitted family bathoom.
- Enclosed south-westerly back garden with gate out to parking area plus side access to level front garden.
- Allocated parking plus a garage in a separate block.

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, Boys grammar- Dr Challoners Grammar School, Aylesbury Grammar School and the Royal Grammar School. Girls' grammar- Dr Challoners High School, Aylesbury High School. Mixed grammar- Chesham Grammar Sschool. Mixed/All ability- The Misbourne School ***

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D







137 Fairacres

Prestwood, Great Missenden

A well-presented, three bedroom, end of terrace home in a popular central village location convenient for the local schools and village facilities

The property is set back from the road behind a pedestrian walkway with a path across a gravelled front garden leading to the front door and hallway with stairs ahead and living room to the right.

The living room is front aspect and has a feature, electric fire and a pocket door leading into the kitchen/breakfast room which runs across the back of the house. The food preparation area is fitted with a range of creams units with an integrated oven and microwave plus five ring gas hob. There is space and plumbing for a washing machine, dishwasher and tall fridge freezer. The dining area is delineated by the peninsular unit and has a door to spacious understairs cupboard and bifold doors out to a large, glass roofed conservatory.

Upstairs, the accommodation comprises of two, generous double bedrooms, one with fitted wardrobe plus a good-sized single bedroom ideal for a home office or nursery.

The family bathroom has been refitted with a suite comprising of panel-enclosed bath (with shower over and glass screen), W.C and vanity unit, tiled walls and a window to the rear for light and ventilation.

Outside, doors from the conservatory lead out to the private and enclosed, south westerly, back garden. A gate at the rear leads to the garage in a block opposite and to the parking. There is access alongside the house to link the front and back gardens.

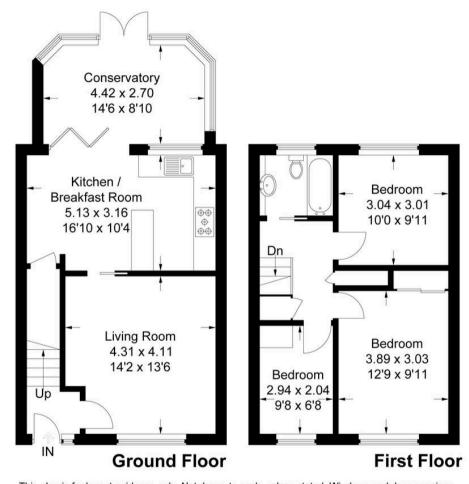






Approximate Gross Internal Area Ground Floor = 52.3 sq m / 563 sq ft First Floor = 39.1 sq m / 421 sq ft Total = 91.4 sq m / 984 sq ft





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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