



32 Wrights Lane

Prestwood, Great Missenden

- Updated, three bedroom, mid-terraced house in centre village location backing playing fields
- Refitted kitchen opening to dining area
- Refitted bathroom.
- Level enclosed front and back gardens
- Garage in a separate block.

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. There are local schools for children up to the age of 11 years. For secondary education see further information below. 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 CATCHMENT ***

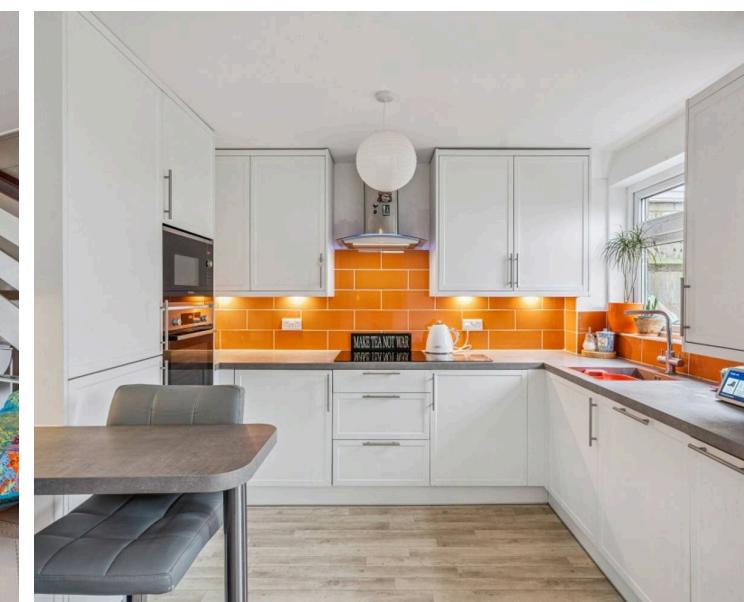
Primary- the Prestwood Schools. Upper School- The Misbourne School. Boys' Grammar- The Royal Grammar School, Dr Challoners Grammar School, Aylesbury Grammar School. Girls' grammar- Dr. Challoners High School, Aylesbury High School. Mixed Grammar- Chesham Grammar School, Sir Henry Floyd Grammar School

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



32 Wrights Lane

Prestwood, Great Missenden

A well-presented and updated, three bedroom, mid-terraced house in the heart of the village with a new kitchen and bathroom, replacement boiler and level garden plus garage in a nearby block.

The property is accessed via a path across the front lawn. The front door opens into a porch with coat storage and from there into the sitting room. The large, square sitting room is front aspect and divided from the kitchen-breakfast room by the stairs.

The rear aspect kitchen-diner has been refitted with ivory, Shaker-style units with integrated appliances and statement orange, tiled splash backs. There is ample room for a dining table and patio doors lead out to the level and enclosed garden beyond. The garden backs onto a playing field with playground easily accessed a few metres from the house.

Upstairs, there are two double bedrooms with fitted wardrobes and a single bedroom. The bathroom has been refitted with a white suite comprising of back to the wall W.C., vanity basin and panel enclosed bath with tiled walls.

There is on street parking in front of the house and a garage with up and over garage door in a nearby block.



32 Wrights Lane, Prestwood, HP16 0LH

Approximate Gross Internal Area

Ground Floor = 42.8 sq m / 461 sq ft
First Floor = 39.5 sq m / 425 sq ft
Garage = 12.1 sq m / 130 sq ft
Total = 94.4 sq m / 1,016 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

120 High Street, Prestwood - HP16 9HD

01494 868000 • prestwood@wyeres.co.uk • www.wyeres.co.uk/

