



**2 Shaws Close, Prestwood HP16 0SL**  
**£625,000**

## 2 Shaws Close

Prestwood, Great Missenden

- A clean and tidy, four bedroom detached house in a central village location.
- Living room, dining room + separate kitchen.
- Covered access to adjacent, insulated garage previously a hobbies room.
- Refitted family bathroom.
- Level and enclosed rear garden plus driveway parking for 2-3 vehicles
- No onward chain
- Excellent school catchments

Prestwood village centre has a good range of facilities, including a variety of local shops, doctors' and dental surgeries. Nearby Great Missenden has a main line rail link into Central London via the Chiltern Line. There are larger towns, such as High Wycombe, Amersham and Chesham, within 5 miles.

\*\*\*School Catchments- Primary- The Prestwood village schools. Boys' Grammar- The Royal Grammar School. Aylesbury Grammar School, Dr. Challoners Grammar School. Girls' Grammar- Aylesbury High School, Dr. Challoners High School. Mixed Grammar- Chesham Grammar School, Sir Henry Floyd Grammar School. Upper School- The Misbourne School

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



## 2 Shaws Close

Prestwood, Great Missenden

A detached, four bedroom property in a popular, cul-de-sac location in the heart of the village. No onward chain.

The property is approached across a broad, paver driveway. The front door opens into the hall way with the cloakroom on the left and bright, sitting room on the right.

The separate kitchen and dining room are on the left, with the dining room having a door out to the garden. The kitchen is fitted with a range of cream, farmhouse-style units with fitted ceramic hob, Neff double oven and space for a tall fridge-freezer. A side door leads out to a covered utility passage with doors at both ends plus a sink and plumbing for a washing machine.

The garage, previously used as a hobbies room, is fitted with a range of beech effect units. There is an electric, roll-up, garage door.

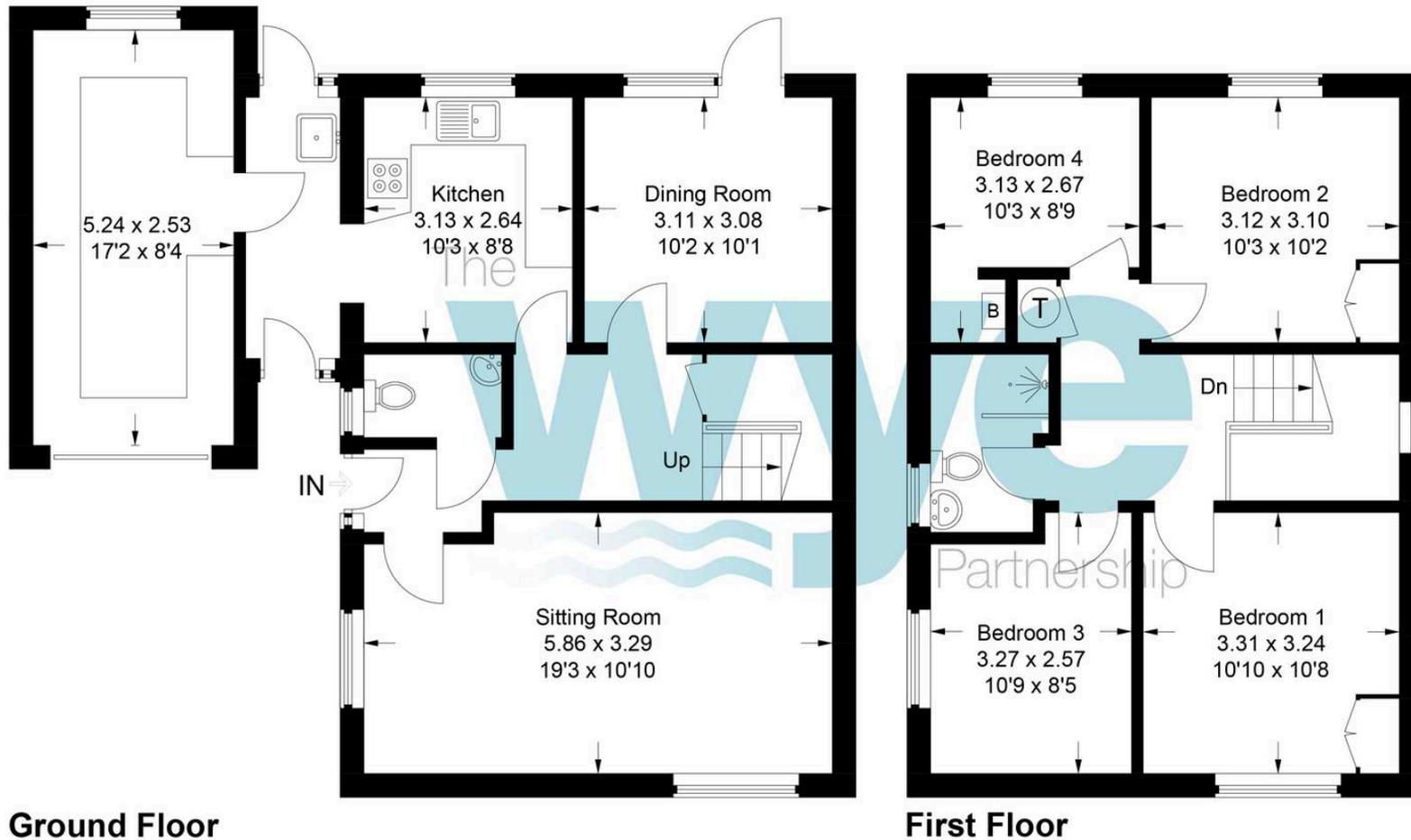
Upstairs, there are four bedrooms, the main bedroom and second bedroom having fitted wardrobes, and a shower room with walk-in shower, W.C. and vanity unit with tiled walls and a side window. There is an airing cupboard on the landing plus loft ladder leading to a part boarded loft.

Outside, the property sits on a corner plot and has a landscaped, mature and enclosed S.W. rear garden.



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Approximate Gross Internal Area  
Ground Floor = 70.2 sq m / 756 sq ft  
First Floor = 50.9 sq m / 548 sq ft  
Total = 121.1 sq m / 1,304 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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