



19 Stocklands Way

Prestwood, Great Missenden

- Four bedroom detached family home
- Driveway and garage
- Good size, south west facing, private garden
- Light and bright living room and dining room
- Popular established residential cul-de-sac

Prestwood village centre has an excellent range of day to day facilities, including a variety of local shops, ie Butchers, Bakers, Newsagents, Post Office, Chemist, Florist and 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 also offers a main 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 Prestwood Infant & Junior Schools The Misbourne School, mixed Secondary Boys' Grammar; Dr Challoner's, Aylesbury Grammar and The Royal Grammar School Girls' Grammar; Dr Challoner's High and Aylesbury High Upper School/All ability; The Misbourne School Mixed Grammar; Chesham Grammar and Sir Henry Floyd (We recommend you check accuracy and availability at the individual schools)

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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A well presented four bedroom detached family home, located in a quiet cul-de-sac on. There are four good size bedrooms, living room and separate dining room with a south west facing garden.

A well-proportioned four-bedroom detached family home in a quiet cul-de-sac in the popular village of Prestwood. Well maintained and filled with natural light, it offers excellent flow for family living. The welcoming entrance hall leads to a cloakroom on the left and a bright living room on the right, with garden views to the front and side. At the rear, the dining room opens onto a large patio and offers potential to connect to the kitchen.

The well-appointed kitchen overlooks the garden and includes a range of wall and floor units, space for appliances, an inset sink, wooden worktops, a small breakfast bar, and side access.

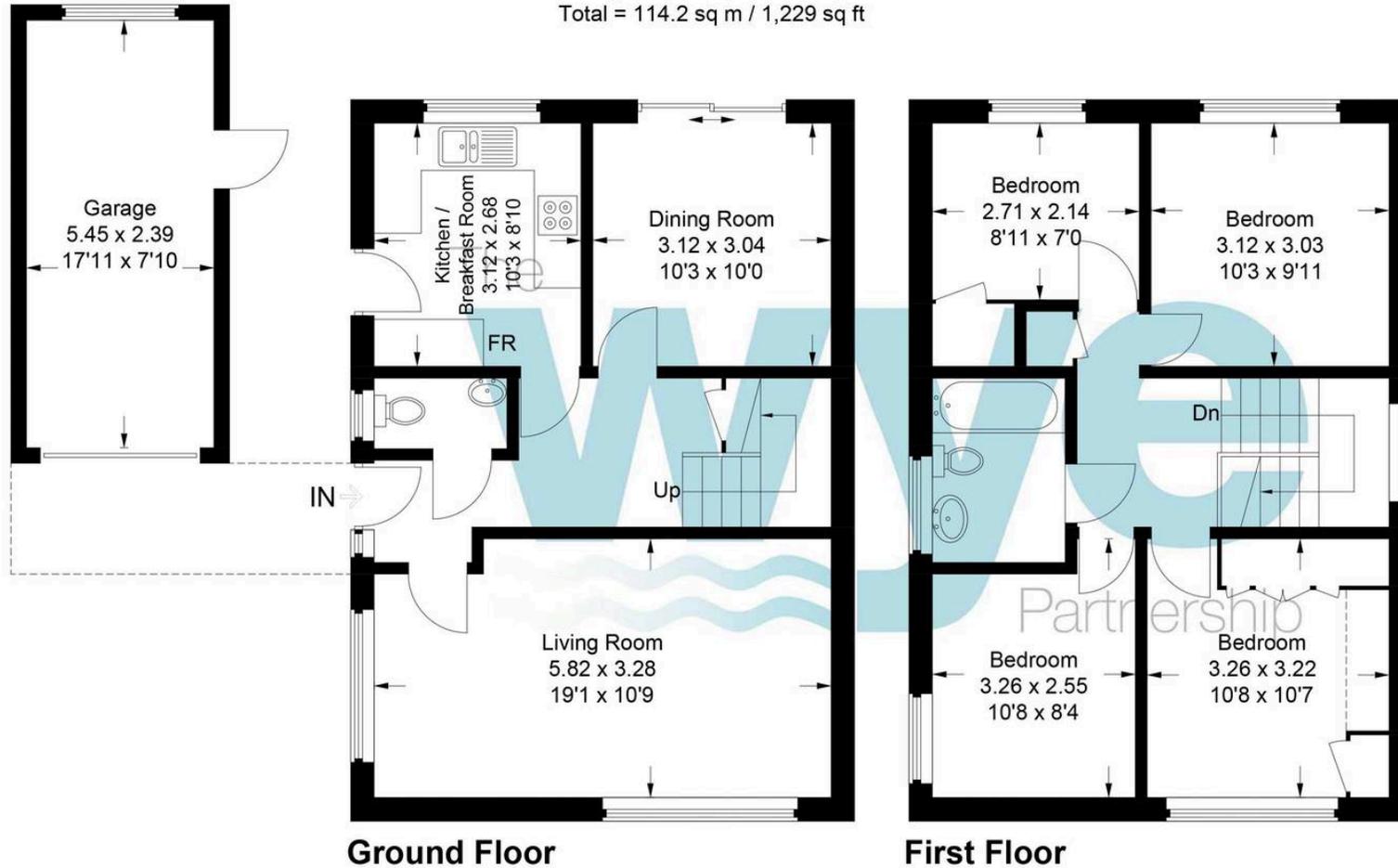
Upstairs, a light-filled landing leads to four bedrooms and a family bathroom. There are three doubles: the main bedroom with fitted wardrobes, a second with dual aspect, and a third overlooking the rear garden. The fourth bedroom also faces the garden. The bathroom features a white three-piece suite with a Mira shower over the bath.

The front garden is mainly lawn with mature planting, enhancing kerb appeal. The south-west facing rear garden enjoys sun throughout the day, with a large flagstone patio ideal for entertaining, plus lawn, mature hedging, trees, and fencing for privacy.



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Approximate Gross Internal Area
Ground Floor = 50.8 sq m / 547 sq ft
First Floor = 50.3 sq m / 541 sq ft
Garage = 13.1 sq m / 141 sq ft
Total = 114.2 sq m / 1,229 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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