



Kiln Road
Prestwood | Buckinghamshire

£575,000 Subject to contract
Freehold



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We are pleased to offer this two-bedroom semi-detached modern Brick and Flint cottage finished to a particularly high standard and located on a highly desirable road within Prestwood. The property is in within walking distance of Prestwood village with its local shopping parade. Some of its many features are:

- Own drive providing off street parking for 2-3 cars
- Gas central heating
- Double glazing
- Under floor heating system throughout
- Sole agent



Ground floor

Front reception room – Solid oak floor, contemporary style gas living flame wood burning effect stove sat on a glass hearth.

Dining room - Solid oak floor, under stairs storage cupboard, stairs rising to the first floor.

Kitchen – Fitted with a range of matching base units and wall cabinets, Quartz worktop with an inset Belfast sink with single drainer and mixer tap, integrated Bosch dishwasher, five ring Rangemaster gas range with grill, electric fan oven and second oven, extractor hood over, integrated Bosch washing

machine, integrated Bosch fridge, integrated Bosch freezer, storage cupboards, display cabinets, terracotta tiled floor, double glazed double doors to the rear garden, spotlights.

Downstairs Cloakroom WC – Modern matching white suite comprising low flush WC, pedestal wash hand basin with mixer tap, terracotta tiled floor, extractor fan, spotlights.

First floor

Landing – Fitted carpet.

Principle bedroom – Fitted carpet.

Ensuite bathroom WC – Spacious, modern matching white suite comprising P-shaped bath with mixer tap and shower over, shower screen, low flush WC, pedestal wash hand basin with mixer tap, ceramic tiled floor, chrome vertical heated towel rail, medicine cabinet, extractor fan, airing cupboard housing pressurised hot water tank, spotlights.

Dressing room – Range of built-in wardrobe cupboards.



Family bathroom WC – Modern matching white suite comprising large shower cubicle, wash hand basin with side mixer tap, enclosed cistern WC, ceramic tiled floor, chrome vertical heated towel rail, medicine cabinet, extractor fan, spotlights.

Top floor

Bedroom two – Fitted carpet, built-in wardrobe cupboards, two Velux windows with blinds.

Outside

Rear - Side pedestrian access to the rear garden, rear garden is mainly laid to lawn with a sun terrace, outside light, outside tap, timber shed.

Front – Brick paved driveway providing off street parking for 2-3 cars.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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