



**Wycombe Road**  
Prestwood | Buckinghamshire

**£565,000** Subject to contract  
**Freehold**



# Wycombe Road

## Prestwood | Buckinghamshire

A deceptively spacious semidetached property set over three floors and on a beautiful west facing plot backing onto and with views across fields. Requiring modernization and decoration this property lends itself to a buyer looking to stamp their own mark on an unusual property. Viewing is recommended to appreciate the size of the accommodation.

- 3 bedrooms
- 2 bathrooms
- Gas fired central heating
- Double glazing
- Garage plus off-street parking
- West facing garden backing onto fields
- Chain free
- Sole agent

**Entrance hall** – Spacious, column style radiator, stairs descending to the lower ground floor, stairs rising to the first floor, wood effect laminate floor, spotlights.

**Kitchen** – Range of matching base units and wall cabinets, wood effect worktop with inset one and a half bowl stainless steel sink unit with single drainer and mixer tap, integrated Bosch washing machine, integrated/space for a Zanussi dishwasher, electric stainless steel fan oven, four ring halogen hob with a diffuser extractor over, peninsula with a breakfast bar end, radiator, wood effect laminate floor, spotlights.

**Sitting room** – Dual aspect, radiator, wood effect laminate floor, spotlights.

**Family bathroom WC** – Double ended enclosed bath with centre mixer tap and handheld shower, enclosed cistern WC, enclosed wash hand basin with mixer tap,



chrome vertical heated towel rail, walk in shower cubicle, extractor fan, part vaulted, Velux windows, ceramic tiled floor, spotlights.

**Dining room** – Contemporary style vertical heated towel rail, radiator, double glazed casement door to west facing rear garden, part vaulted, Velux window, wood effect laminate floor.

### First floor

**Bedroom two** - Open plan, bedroom and bathroom area, radiator, Velux windows with blinds, under eaves storage, wood effect laminate floor, spotlights.

**Ensuite** – Modern matching white suite comprising enclosed paneled bath with mixer tap and hand-held shower attachment, pedestal wash hand basin with mixer shower, enclosed cistern WC, radiator, Velux window, wood effect laminate floor, spotlights.

## Lower Ground Floor

**Bedroom three** – Range of built-in wardrobe cupboards, radiator with cover wood effect laminate floor, spotlights.

**Principal bedroom** – Built-in wardrobe cupboards, radiator, double glazed double doors to a sun terrace with steps leading up to the main garden, wood effect laminate floor.

## Outside

Large deck area with contemporary style balustrades, sun awning, the remainder of the lawn is mainly laid to lawn with well stocked flower and shrub borders, west facing garden, large timber shed with power and light, garden backs on to open fields to views across the Chiltern countryside, greenhouse, outside tap, outside light, side pedestrian access from the front garden. A sunken garden which works well as a sun trap with a timber potting shed.

**Front** – Own gravel driveway providing off street parking for several cars, garage.

**Garage** – Up and over door, power and light, wall mounted combination gas central heating boiler.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	62	
(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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