

# Thompson Wilson



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Willow Brook

Clarendon Road, Prestwood Great  
Missenden, Buckinghamshire. HP16 0PL



**£515,000**

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*A four bedroom detached house with off street parking and enclosed rear garden located in a prime position just off the centre of the village. Scope for updating and viewing recommended.*

A four bedroom detached house located in a prime position just off the centre of the village. The property has the benefit of off-road parking and enclosed level rear garden. The property would benefit from some updating but with ample scope. Prestwood has the benefit of amenities for day to day needs and primary school. The more comprehensive facilities of Great Missenden approximately 3 miles distant including Mainline Railway Station which provides commuter service to London Marylebone. The larger town of High Wycombe is approximately 5 miles distant with its comprehensive range of shopping and leisure facilities. **VIEWING HIGHLY RECOMMENDED.**

**Accommodation (all measurements being approximate)**

**Entrance Hall**

Opening to Kitchen/Dining Room. Double glazed front door.

**Kitchen/Dining Room 19'6 x 8'2 (widening to 12') (5.94m x 2.49m) (widening to 3.66m)**

L-shaped open plan room with stairs to first floor. **Dining Area** with wood flooring, aspect to side, radiator, downlighters. **Kitchen Area** fitted with a range of units comprising single drainer one-and-a-quarter bowl sink unit with cupboard below, range of matching cream front floor and wall mounted units, Range style gas cooker, space for dishwasher, under lighting to wall units, worktops, range of drawers, part tiled walls, built-in fridge/freezer, aspect to front.

**Family Room 13'7 x 7'4 (4.14m x 2.24m)**

With aspect to front, cupboard housing gas fired combination boiler, laminate flooring, heating thermostat, radiator.

**Cloakroom**

Fitted with a white suite comprising low level WC, wash hand basin, tiled floor, part tiled walls.

**Lounge 19'11 x 10'10 (plus bay) (6.07m x 3.3m (plus bay))**

Double doors to conservatory, radiator, tiled fireplace and hearth, coving to textured ceiling, radiator.

**Conservatory 13' x 7'9 (3.96m x 2.36m)**

Tiled floor, radiator, patio doors to rear garden.

**Half Landing**

Double glazed window.

**Landing**

Radiator, stairs to second floor, storage cupboard.



Property Reference TTH2681

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**Bedroom Two 10'10 x 7'9 (3.3m x 2.36m)**

Radiator, double aspect room with part bay double glazed window with aspect to rear, cupboard.

**Bedroom Three 10'10 x 9'10 (3.3m x 3m)**

Half bay with double glazed window with rear aspect, cupboard, radiator, coving.

**Bedroom Four 11'1 x 9'1 (3.38m x 2.77m)**

Double glazed window with aspect to front, radiator, double louvre fronted cupboard.

**Bathroom**

Fitted with a white suite comprising panelled bath, pedestal wash hand basin, low level WC, radiator, heated towel rail, double glazed window with aspect to front, downlighters.

**Second Floor**

**Landing**

Door to Bedroom One.

**Bedroom One 14'1 x 13'6 (4.29m x 4.11m)**

Sky-light window to front and rear, range of eaves cupboards, radiator, built-in drawers, downlighters.

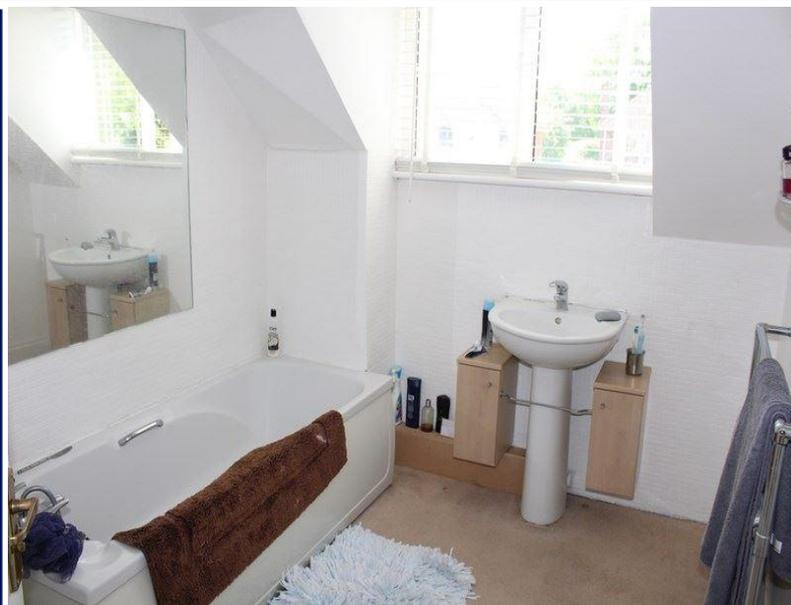
**Outside**

To the front of the property there is a paved driveway providing off-road parking. Mature shrubs and bushes and small lawn area. There is access from both sides of the property to the rear.

The enclosed rear gardens are an attractive feature of the property and immediately to the rear of the property is a patio area which fencing and gate into the remainder of the garden which is laid to lawn and enclosed by fencing. Security light.

**Directions**

Upon entering the village of Prestwood from the Great Kingshill direction, continue towards the centre of the village and before you turn right into the High Street turn left into Clarendon Road whereby Willowbrook can be found on the right hand side.



**£515,000**

**The Consumer Protection from Unfair Trading Regulations 2008**

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**Energy Efficiency Rating**

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           | <b>79</b> |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            | <b>49</b> |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

**England & Wales**

EU Directive 2002/91/EC



naea | propertymark

**PROTECTED**



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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