

AWAITING  
VENDORS  
APPROVAL

hillyards.



# OPEN DAY

Saturday 16<sup>th</sup> January 10am-12pm

A three bedroom house in need of refurbishment that is situated in the Buckinghamshire village of Prestwood. The property will make an ideal project and once completed will be a perfect family home. Current accommodation consists of entrance hall, shower room (uncompleted), lounge, dining room open to kitchen, conservatory, utility room, three bedrooms and bathroom as well as enclosed rear garden, garage & driveway, UPVC double glazing and gas central heating.

**£250,000 Guide Price**

Hildreth Road, Prestwood, Gt Missenden, Buckinghamshire. HP16 0LZ

## Floor Plan



## Accommodation

### Entrance Hall

### Shower Room (unfinished)

### Lounge

14'9 x 11'7 (4.50m x 3.53m)

### Dining Area

9'10 x 9'8 (3.00m x 2.95m)

### Kitchen

11'8 x 7'9 (3.56m x 2.36m)

### Conservatory

9'5 x 8'6 (2.87m x 2.59m)

### Utility

8'5 x 7'5 (2.57m x 2.26m)

### Landing

### Bedroom 1

11'11 x 9'7 (3.63m x 2.92m)

### Bedroom 2

10'6 x 9'7 (3.20m x 2.92m)

### Bedroom 3

8'8 x 7'11 (2.64m x 2.41m)

### Bathroom

## Exterior

### Gardens

There is a southerly facing enclosed rear garden to the rear of the property laid mainly to lawn and offering a good degree of privacy.

### Garage & Parking

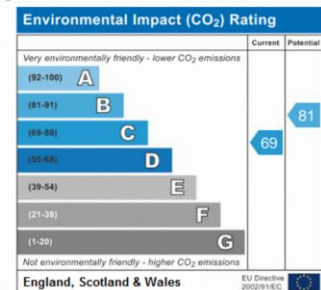
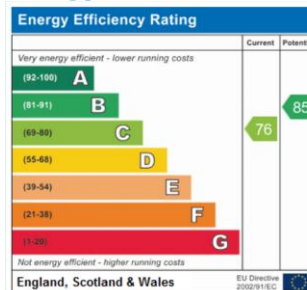
There is a single garage located to the front of the property (part converted to utility) with driveway parking for 2-3 vehicles.

## Property Info

### Council Tax Band:

**D** (approximately £1542.00 per annum based on 2 adults residing at the property)

## Energy Performance Graph:



**Property Misdescription Act 1991:** For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations 2003:** Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

**Deposit:** Please note that HILLYARDS take and hold a £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.