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Honorwood Close  
3 Honorwood Close Prestwood Buckinghamshire HP16 9HH

## 3 Honorwood Close

A substantial detached family home situated in this sought after cul-de-sac location, close to the centre of Prestwood.

The property features a delightful light and airy sitting room with a feature fireplace, a separate open plan kitchen living dining room along with a home office/gym to the ground floor. On the first floor are four good size bedrooms and a modern fitted family bathroom. Outside is a generous and well maintained plot providing excellent extension possibilities subject to the necessary planning consent. To the front is a garden laid to lawn with various shrubs and bushes with a driveway providing ample parking facilities. The rear garden has been well landscaped with good size lawned area and good size patio perfect for outdoor entertaining.

Ground Floor

Entrance Hallway

Downstairs Cloakroom

Kitchen Living Dining room

Living Room

Home Office/Gym

First Floor

Four Double Bedrooms

Family Bathroom

Outside

Ample Driveway Parking

Lawned front Gardens

Patio Area

Enclosed Rear Gardens

Store lean to/utility space'







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As previously mentioned, the location is highly sought after with the property only a short level walk from the village centre and the highly regarded infant and junior schools, along with a variety of shops, doctors, pharmacy and supermarkets. Private and Grammar schooling is located in the nearby town of Great Missenden, which also provides a range of restaurants and a mainline train station providing links to London, Oxford and Birmingham.

#### Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of JNP Estate Agents Ltd.

#### AML Disclaimer

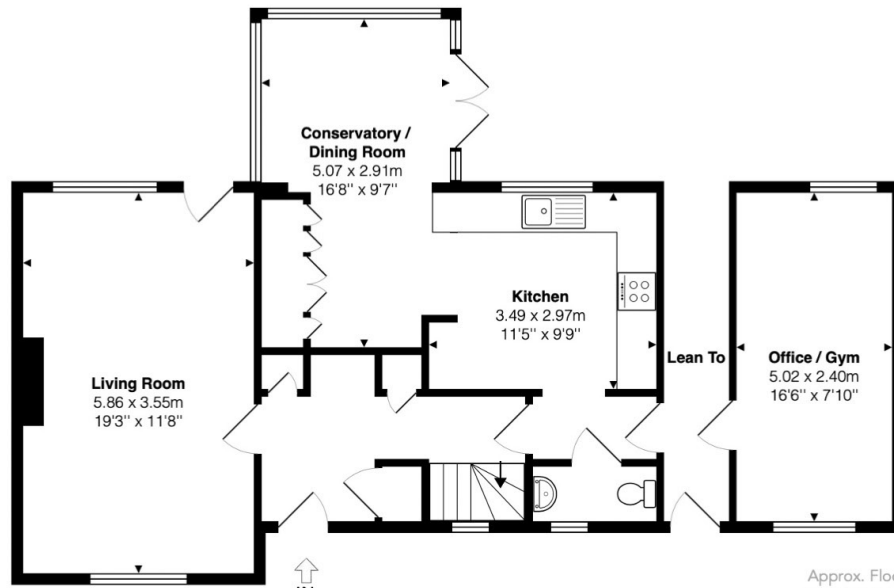
Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.

Council Tax Band G

EPC Band D

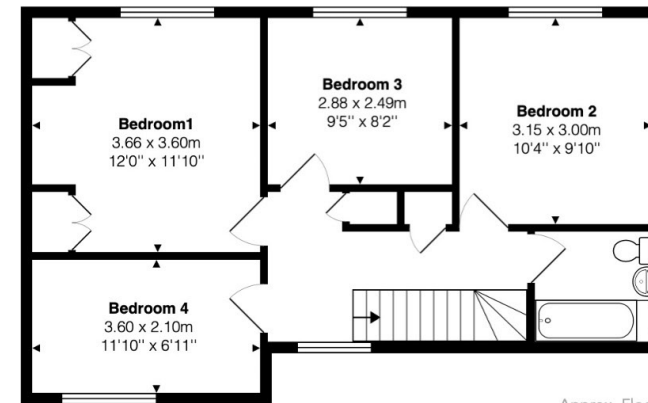






Ground Floor

Approx. Floor Area 782 Sq.Ft. (73 Sq.M)



First Floor

Approx. Floor Area 559 Sq.Ft. (52 Sq.M)

The approximate total area for the elements of the property represented on the floorplan is 125 SqM (1241 Sq.Ft)



Honorwood Close, Prestwood, Great Missenden, Buckinghamshire, HP16 9HI

This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.



AGENTS NOTE: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

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Fine & Country South Buckinghamshire

Tel: 01844 343131

Belmont House, 1 Market Square, Princes Risborough, Buckinghamshire HP27 0AP

[www.fineandcountry.com](http://www.fineandcountry.com)



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