



10 MEAD PLATT, STOKENCHURCH
PRICE: £440,000 FREEHOLD

am ANDREW
MILSON

**10 MEAD PLATT
STOKENCHURCH
BUCKS HP14 3PZ**

PRICE: £440,000 FREEHOLD

An extremely well appointed four bedroom semi-detached home situated in this quiet cul-de-sac within walking distance to Stokenchurch village.

PRIVATE REAR GARDEN:

FOUR BEDROOMS:

**ENSUITE SHOWER ROOM: BATHROOM:
LIVING/DINING ROOM: CONSERVATORY:**

**REFITTED KITCHEN: LARGE UTILITY:
STOREROOM: DOWNSTAIRS WC:**

DOUBLE GLAZING:

NEW GAS FIRED BOILER:

AMPLE DRIVEWAY PARKING.

TO BE SOLD: this well presented four-bedroom family home, offering spacious living accommodation, refitted kitchen, utility room and bathrooms situated in quiet cul-de-sac in this popular village. Stokenchurch village has shops for day-to-day use, doctor's surgery, post office, library and primary school, whilst more extensive facilities can be found in High Wycombe, approximately nine miles distant. There is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham and London. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.

The accommodation comprises:

FRONT PORCH Triple glazed door and windows, cupboard housing new Worcester gas boiler, tiled floor. Main front door to;

ENTRANCE HALL with cream coloured tiled floor throughout, radiator, pendant lights, storage cupboard, door to WC with wash basin with vanity under and tiled splashback, low level wc., extractor fan, radiator, tiled flooring.



KITCHEN with a range of modern matte white floor and wall units comprising cupboards, pan drawers and bespoke Kessemböhmer smart corner drawers with ample work surfaces over, Neff double oven, AEG induction hob with extractor fan over, integrated dishwasher and fridge, one and a half stainless steel bowl sink unit with mixer taps, double glazed window to front.



UTILITY ROOM matching matte white wall and base units with space for washing machine and large fridge freezer, shelving, radiator.



LIVING/DINING ROOM a full width room to the rear of the house with full height double glazed window and French doors, radiators, tv aerial point, pendant lights, staircase to first floor.

CONSERVATORY overlooking the garden with glazed windows and doors, corrugated iron roof, tiled flooring.

FIRST FLOOR

LANDING with access to boarded and insulated loft space, airing cupboard housing hot water tank.



BEDROOM ONE double glazed window to rear with radiator under, pendant lights.

ENSUITE SHOWER ROOM wash basin with vanity unit under, enclosed shower cubicle with extractor over, heated towel rail, fully tiled walls, frosted double-glazed window.



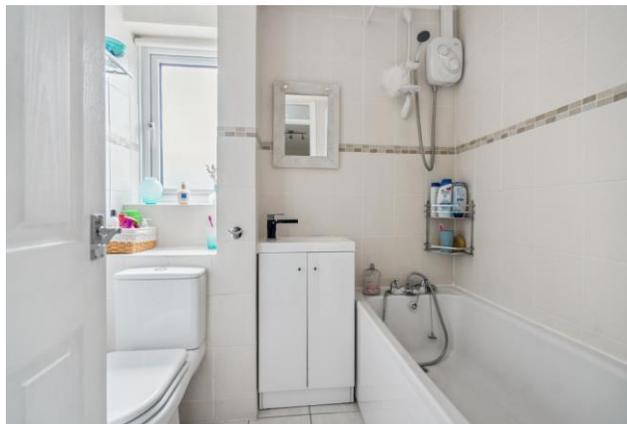
BEDROOM TWO a front aspect room with double glazed window with radiator under, pendant lights.



BEDROOM THREE double glazed window to the rear, radiator, pendant light.



BEDROOM FOUR with built in wardrobes, pendant light and radiator.



BATHROOM white suite comprising enclosed panel bath with shower over and extractor, wash hand basin with vanity under, low level w.c., double glazed frosted window, fully tiled walls and floor heated towel rail.

OUTSIDE

TO THE FRONT of the property is a large paved driveway providing ample off road parking with a bedded area to the right. There is a side access which leads you to;



THE REAR GARDEN which is predominantly laid to lawn with panel fence surround and a beautiful wisteria, paved seating area, gate to side entrance.

M47630224 EPC BAND: C

COUNCIL TAX BAND: D

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or **01628 890707**.

DIRECTIONS using the postcode HP14 3PZ the property can be found on the right hand side.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. 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, fixtures and fittings.

Approximate Gross Internal Area
Ground Floor = 64.4 sq m / 693 sq ft
First Floor = 46.5 sq m / 500 sq ft
Garage = 4.1 sq m / 44 sq ft
Total = 115 sq m / 1,237 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

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