



65 MILL ROAD, STOKENCHURCH
PRICE: £425,000 FREEHOLD

am ANDREW
MILSON

**65 MILL ROAD
STOKENCHURCH
BUCKS HP14 3TP**

PRICE: £425,000 FREEHOLD

An extremely well appointed three bedroom Victorian semi-detached home situated in this pleasant setting close to Stokenchurch village centre and open countryside.

**PRIVATE REAR GARDEN:
THREE BEDROOMS: BATHROOM:
LIVING/DINING ROOM WITH FEATURE
FIREPLACE:
REFITTED KITCHEN/BREAKFAST ROOM:
DOUBLE GLAZING:
OIL FIRED CENTRAL HEATING TO
RADIATORS: AMPLE DRIVEWAY PARKING.**

TO BE SOLD: an attractive and thoughtfully redesigned three bedroom semi-detached home providing considerably improved and well-kept living accommodation worthy of an internal inspection. 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:

Part glazed front door to

LIVING/DINING ROOM with a side aspect double glazed bay window, additional double glazed window, wooden flooring, feature fireplace with inset cast iron log burner, recessed shelving with matching cupboards, vertical radiator and additional radiator with ornate cover.



KITCHEN/BREAKFAST ROOM refitted with a range of matching Shaker style floor and wall units, ample resin work surface space, AEG ceramic hob with extractor fan over and oven below, integrated washer/dryer, dishwasher, fridge and freezer, stripped wooden staircase to First Floor, front aspect double glazed bay window, enamel sink, wood effect tiled floor with underfloor heating, vertical radiator, two seater breakfast bar.



FIRST FLOOR

LANDING with access to loft space, airing cupboard.

BEDROOM ONE a dual aspect room with double glazed windows, built in wardrobe and radiator.



BEDROOM TWO a side aspect room with double glazed window and radiator.

BEDROOM THREE a side aspect room with double glazed window, fitted desk with cupboards over, radiator.



BATHROOM white suite comprising enclosed panel bath with shower over, pedestal wash hand basin, low level w.c., double glazed frosted window, fully tiled walls and radiator.



OUTSIDE

TO THE SIDE of the property is a large shingled driveway providing ample off road parking leading onto



THE REAR GARDEN which is predominantly laid out to lawn with panel fence surround, decked seating area, electric power point and outside tap. There is a timber outhouse with light and power which could be utilised as a home office and there is also an additional garden shed and large timber garden store.



M47080523 EPC BAND: TBC

COUNCIL TAX BAND: D

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

DIRECTIONS From Stokenchurch village centre proceed along Oxford Road and over the M40 motorway onto Ibstone Road where Mill Road can be found after about 200 yards on the left 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.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

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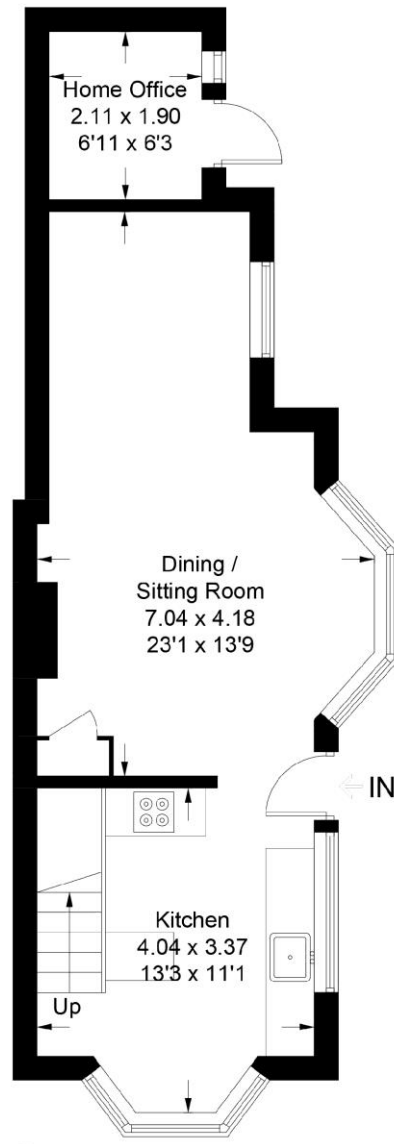
Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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.

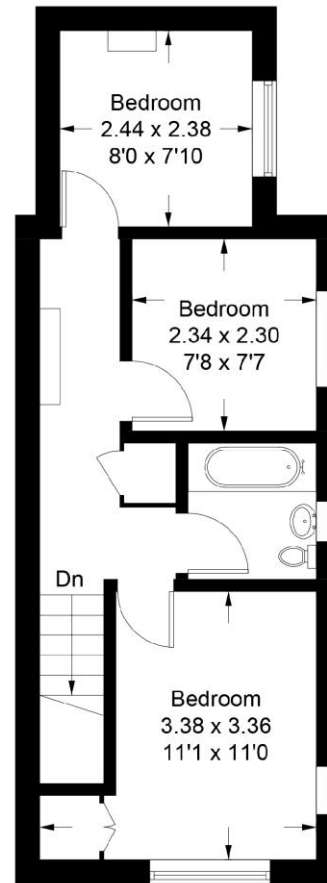
NB There is currently Japanese Knotweed at this property that is five years into a 10 year program to eradicate it. Further details are available on request.

65 Mill Road

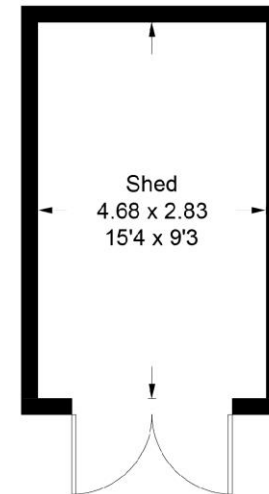
Approximate Gross Internal Area = 73.7 sq m / 793 sq ft
Shed = 13.4 sq m / 144 sq ft
Total = 87.1 sq m / 937 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)