



**Chiltern Lodge, St. Francis Road, Studley Green, Buckinghamshire, HP14 3UZ - £525,000**

## A well presented good size two bedroom detached bungalow.

Entrance Porch | Spacious Entrance Hall | Living Room | Dining Area | Modern Fitted Kitchen | Two Bedrooms | En-suite Shower Room With Utility Cupboard | Further Shower Room | Ample Off Street Parking | Garage | Rear Garden With Raised Decking Providing Views To Rear | No Onward Chain |

A detached bungalow offering spacious accommodation with modern fittings throughout and views over the valley to rear. Located in a popular cul de sac and offered with no onward chain the accommodation comprises entrance porch, spacious entrance hall, living room with feature fireplace, dining area, kitchen with built in appliances, two bedrooms, en-suite shower room to main bedroom with utility cupboard, further shower room, oil fired heating to radiators and double glazing. Outside there is ample off street parking, garage with electric door, raised decking overlooking rear garden with further patio area and lawn.

**Price... £525,000**

*Freehold*

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	58	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
www.epc4u.com		76	



## LOCATION

Studley Green is a popular countryside hamlet surrounded by open countryside with a garden centre and community centre. Further amenities can be found in the neighbouring village Stokenchurch which include local shopping facilities, doctor surgery, dental surgery, chemist, café and further local schools. The area boasts beautiful countryside and is nearby to the riverside Town of Marlow and the larger Town of High Wycombe which offers more extensive facilities. Junction 5 of the M40 is located nearby and is ideal for the commuter both to London, Oxford and Birmingham, via either the motorway or the mainline railway service direct to Marylebone, Oxford and Birmingham located at High Wycombe approximately 9 miles away.

## DIRECTIONS

From the centre of Stokenchurch office proceed in an Easterly direction on the Oxford Road (A40) which then becomes Wycombe Road. Proceed out of the village into Studley Green and turn left into St Francis Road where the property can be found on the right.

## ADDITIONAL INFORMATION

### EPC Rating

D

### Council Tax

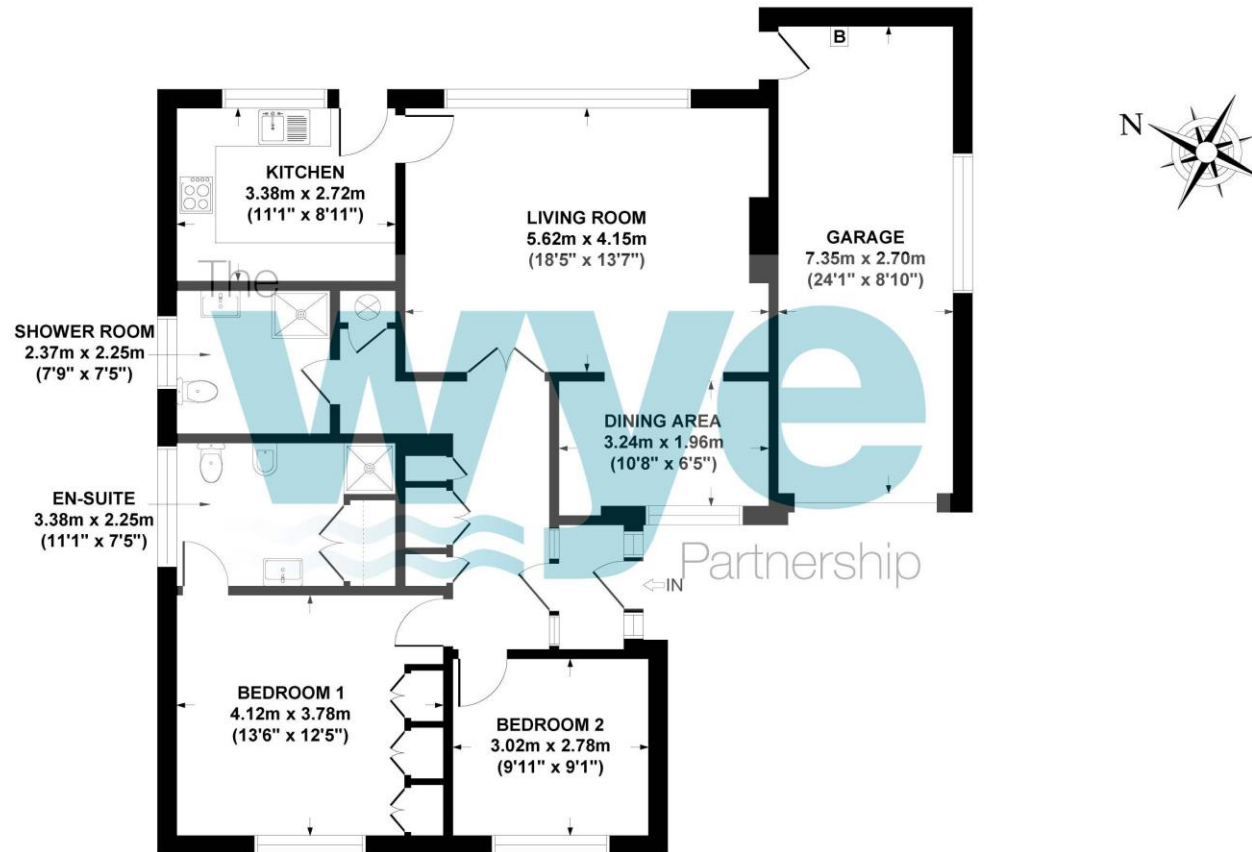
Band E

### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*





GROSS INTERNAL  
FLOOR AREA 94 SQ M / 1014 SQ FT

GARAGE  
GROSS INTERNAL  
FLOOR AREA 20 SQ M / 214 SQ FT

**CHILTERN LODGE, ST. FRANCIS ROAD, STUDLEY GREEN , HP14 3UZ**  
**APPROX. GROSS INTERNAL FLOOR AREA 114 SQ M / 1228 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE