



**2 Mead Platt, Stokenchurch, Buckinghamshire, HP14 3PZ - £300,000**

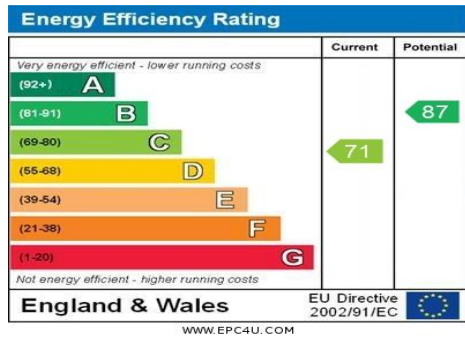
## A three bedroom terraced home requiring a degree of updating.

Entrance Hall | Cloakroom/W.C. | Lounge | Dining Area | Kitchen | First Floor Landing | Three Bedrooms | Bathroom/W.C. | Enclosed Rear Garden | Driveway Parking To Front | Garage | Potential To Improve | No Onward Chain |

Located in a small cul de sac with easy access to the village centre and amenities this terraced home offers scope for improvement. The accommodation comprises entrance hall, cloakroom, lounge, dining area, kitchen, first floor landing, three bedrooms, bathroom/W.C., rear garden, garage, driveway parking and gas heating to radiators. Offered with no onward chain.

# Price... £300,000

*Freehold*



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## LOCATION

Stokenchurch is a popular village nestled in the Chiltern Hills surrounded by open countryside. There are a number of local shops, café, library and some local pubs. There is also healthcare provision with both a Doctor and Dental surgery, and a chemist in the village. The schools within the area are all highly regarded. 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

Entering the village of Stokenchurch from Junction 5 of the M40 on the Oxford Road A40. When reaching the village centre turn right opposite the Kings Hotel and the road becomes Coopers Court Road. At the bottom turn left then right into Mead Platt where the property can be found on your right hand side.

## ADDITIONAL INFORMATION

### EPC Rating

C

### Council Tax

Band C

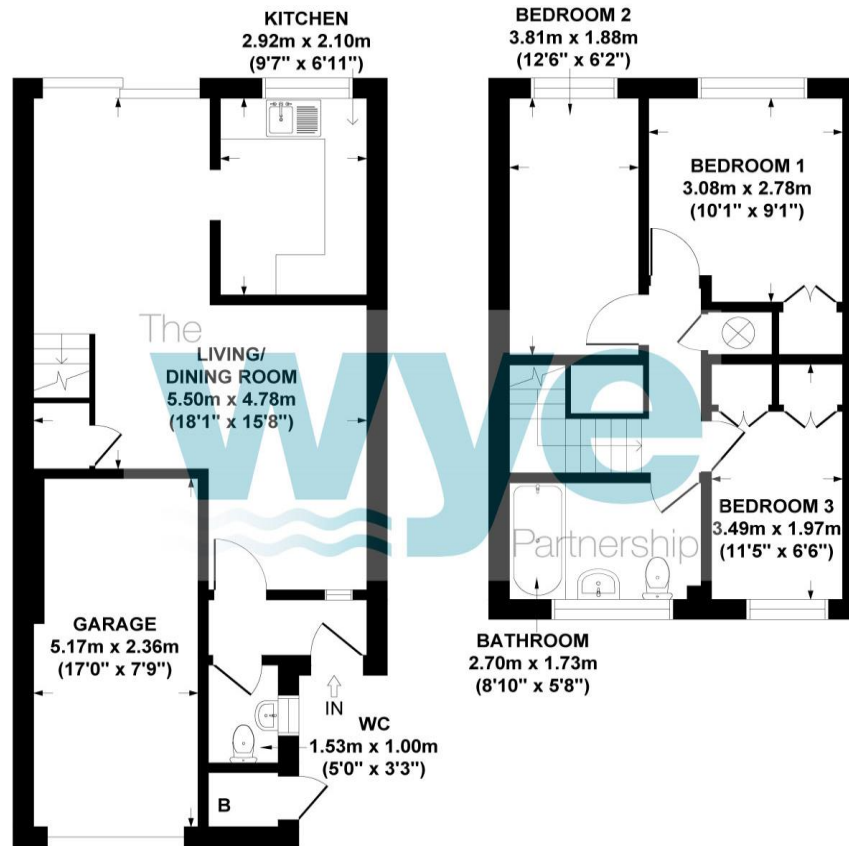
## MORTGAGE

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 upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 48 SQ M / 522 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 36 SQ M / 383 SQ FT

**MEAD PLATT, STOKENCHURCH, HP14 3PZ**  
**APPROX. GROSS INTERNAL FLOOR AREA 84 SQ M / 905 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE