



69 Mill Road, Stokenchurch, Buckinghamshire, HP14 3TP - £385,000



## A bay windowed character style semi-detached home offered with no onward chain.

Entrance Hall | Living Room | Dining Room | Kitchen | Ground Floor Bathroom | First Floor Landing | Two Bedrooms | Shower Room | First Floor Utility Room | Good Size Rear Garden | Garage & Driveway | Planning Permission To Extend | No Onward Chain |

A semi-detached home offering a range of possibilities either as a home or as an investment. The property has previously been laid out as two separate properties (one to the ground and the other to the first floor) but also has planning permission for and two storey extension and loft conversion. Planning Ref: 23/05101/FUL. The current accommodation comprises entrance hall, living room, dining room, kitchen, bathroom to ground floor, first floor landing, two bedrooms, utility room and shower room. Decent size garden to rear, garage and driveway to side. Found on the outskirts of the village the property has easy access to the village centre and amenities via a foot bridge located at the end of the cul de sac.

# Price... £385,000

*Freehold*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	19	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			





## 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

From the village centre proceed in westerly direction on the Oxford Road A40. Proceed past junction 5 of the M40. Take the next turning left into Mill Road where the property can be found on the left hand side.

## ADDITIONAL INFORMATION

### EPC Rating

G

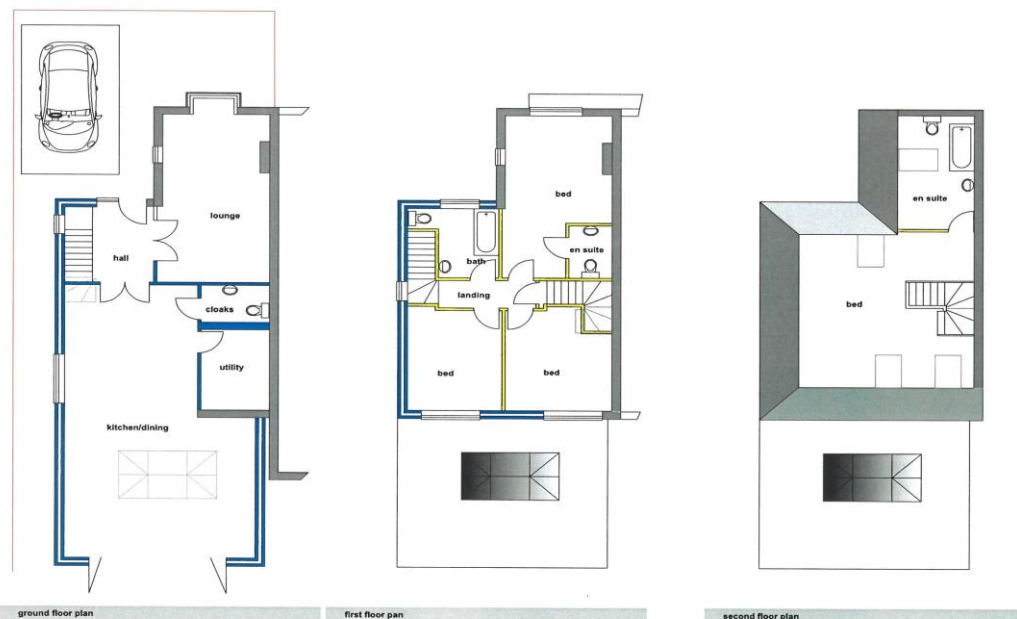
### Council Tax

Band B for each property when seperated.

## MORTGAGE

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

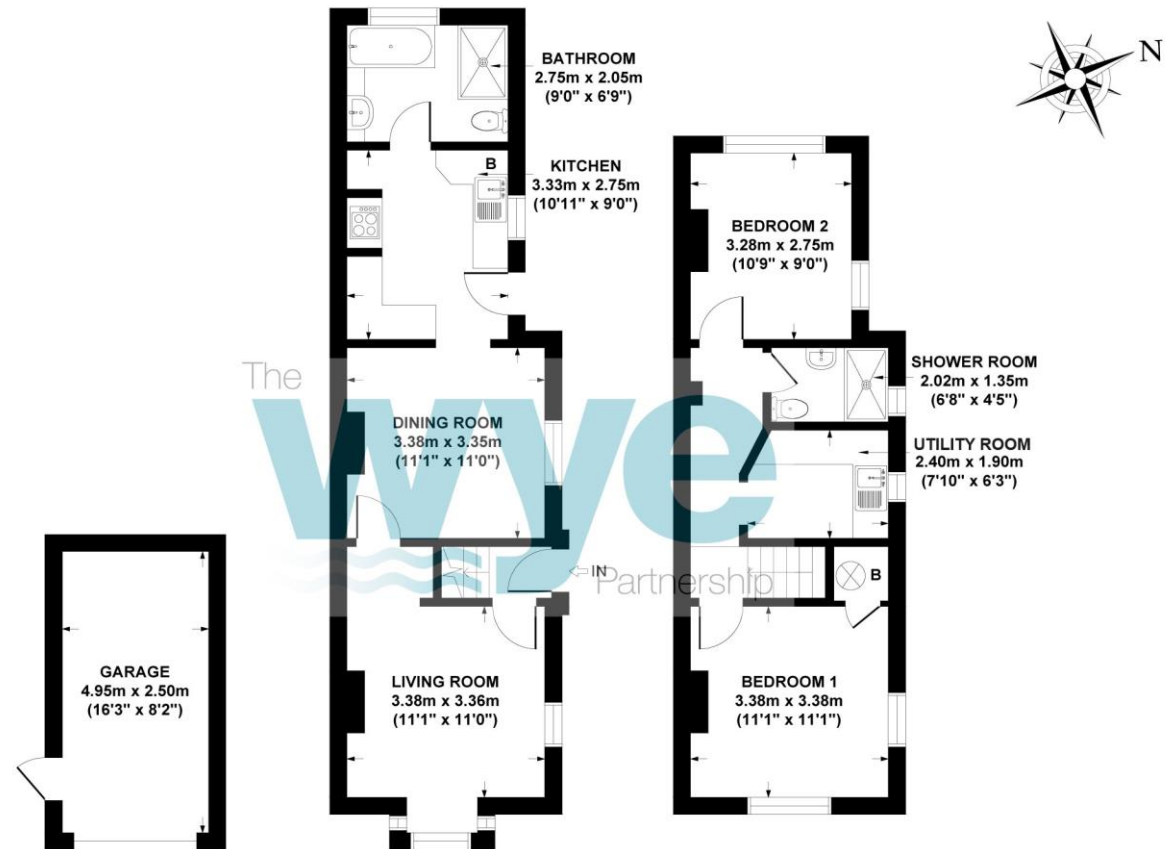
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



ground floor plan

first floor pan

second floor plan



GARAGE  
GROSS INTERNAL  
FLOOR AREA 12 SQ M / 133 SQ FT

GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 43 SQ M / 465 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 36 SQ M / 389 SQ FT

**MILL ROAD, STOKENCHURCH, HP14 3TP**  
**APPROX. GROSS INTERNAL FLOOR AREA 91 SQ M / 987 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE