

31 Jubilee Road, Stokenchurch, Buckinghamshire, HP14 3SH - £435,000



## A semi-detached home with large rear garden offering scope for extension (STPP).

Entrance Hall | Lounge/Dining Room | Kitchen | Bathroom/W.C. | First Floor Landing  
Landing | Three Bedrooms | Gas Heating To Radiators | Double Glazing |  
Ample Off Street Parking | Large Rear Garden With Summer House |

Located in a residential no through road with green to front this property is the ideal family home. With large frontage and rear garden there is scope to extend subject to the regular planning permissions. The current accommodation comprises, entrance hall, lounge/dining room with feature fireplace, kitchen, bathroom/W.C., First floor landing, three bedrooms, gas heating to radiators, double glazing, off street parking for four cars, large rear garden with summer house.



# Price... £435,000

*Freehold*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
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 and a 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 an Easterly direction on the Wycombe Road A40. Take the fifth turning right into New Road and Jubilee Road is the third turning on your left with the property being located on the left hand side.

## ADDITIONAL INFORMATION

### EPC Rating

E

### Council Tax

Band C

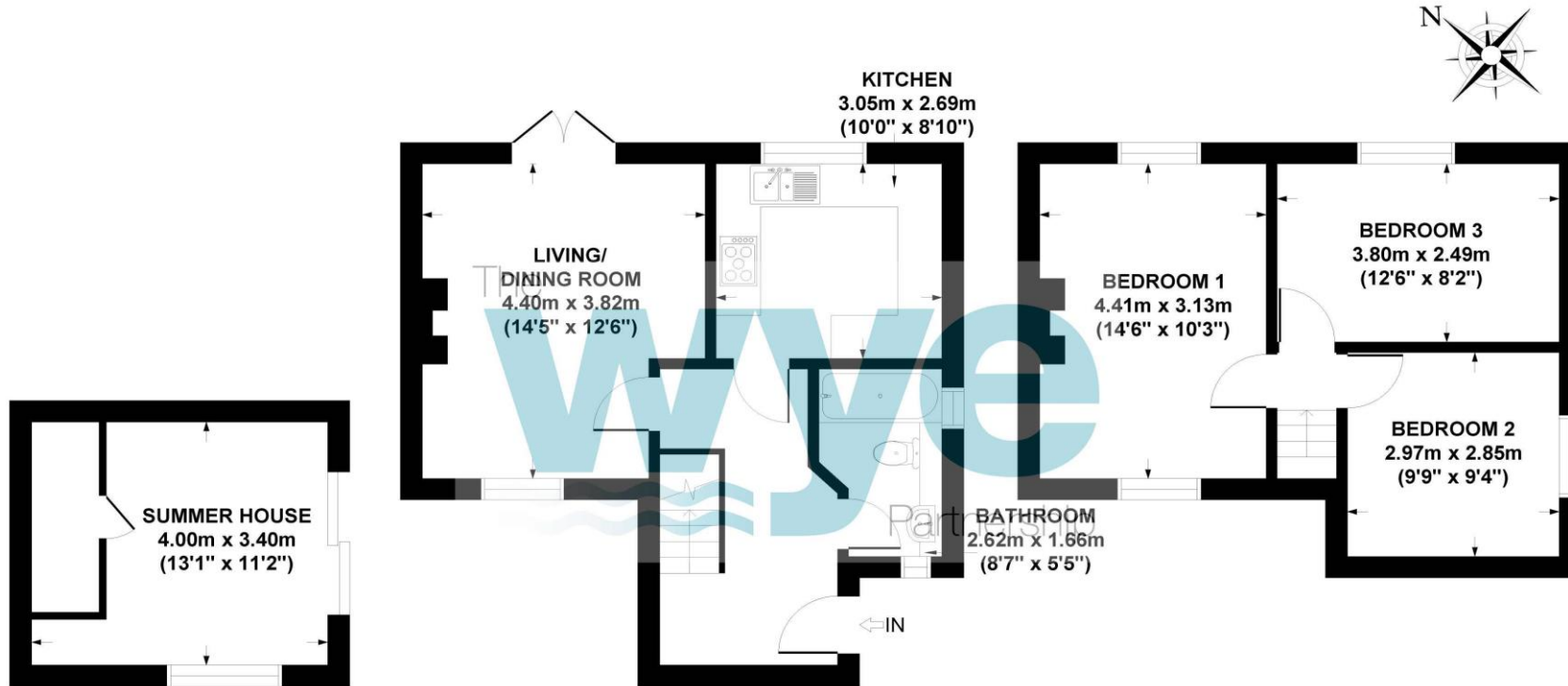
## MORTGAGE

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







**OUTBUILDING**  
GROSS INTERNAL  
FLOOR AREA 14 SQ M / 146 SQ FT

**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 39 SQ M / 416 SQ FT

**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 34 SQ M / 366 SQ FT

**JUBILEE ROAD, STOKENCHURCH, HP14 3SH**  
**APPROX. GROSS INTERNAL FLOOR AREA 87 SQ M / 936 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE