



26 Gardens Close, Stokenchurch, Buckinghamshire, HP14 3SP - £395,000

A stunning modern three bedroom semi-detached home.

Entrance Hall | Cloakroom/W.C. | Modern Refitted Kitchen | Lounge/Dining Room | First Floor Landing | Three Bedrooms | Modern Ensuite Shower Room To Main Bedroom | Refitted Family Bathroom | Gas Heating To Radiators | Double Glazed Windows & Doors | Off Street Parking To Side | Enclosed Rear Garden |

Having been improved by the current owners this semi-detached home is impeccably presented with stylish modern fitments throughout. Tucked away in a popular cul de sac there is easy access to local amenities. An internal inspection is recommended to appreciate the accommodation which comprises entrance hall with timber sliding door to the refitted kitchen, modern cloakroom/W.C., lounge/dining room opening to the rear garden, first floor landing, three bedrooms, modern ensuite shower room to main bedroom, refitted modern family bathroom, gas heating to radiators, double glazing, off street parking to side and garden to rear.

Price... £395,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	69	
(39-54)	E		
(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, 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. After passing Tesco Express, Gardens Close is the second turning on your left where the property is located in the small cul de sac on the left.

ADDITIONAL INFORMATION

EPC Rating

C

Council Tax

Band D

MORTGAGE

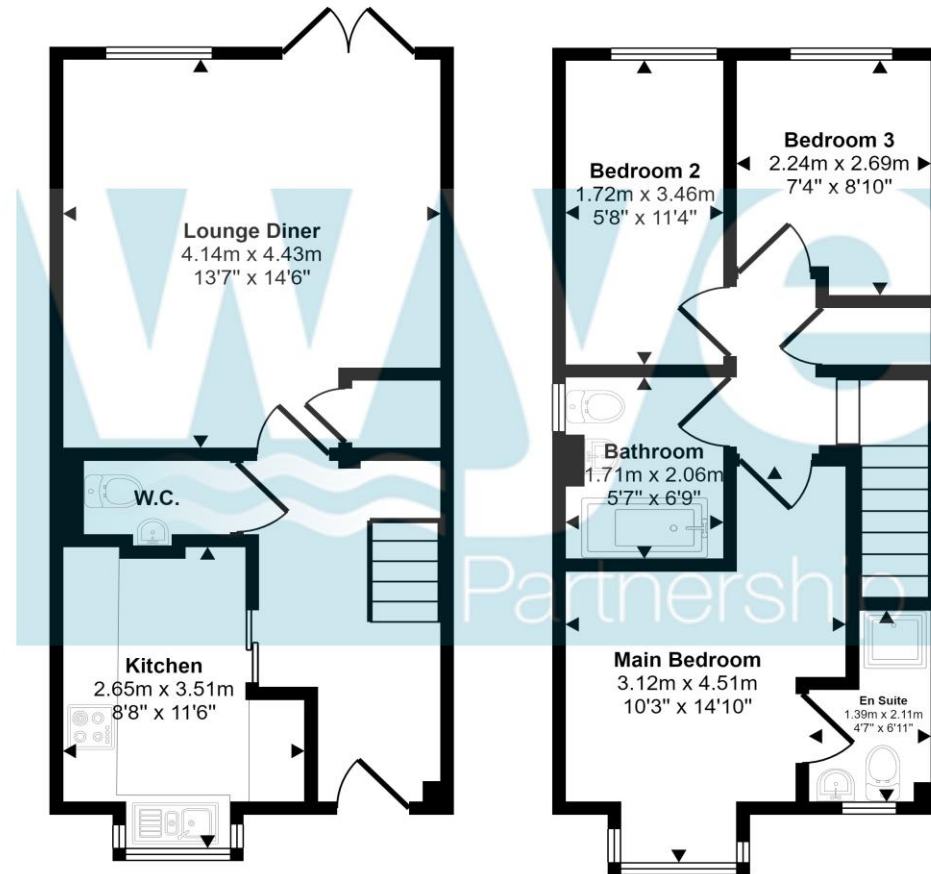
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.





Approx Gross Internal Area
71 sq m / 768 sq ft



Ground Floor
Approx 36 sq m / 384 sq ft

First Floor
Approx 36 sq m / 383 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.