



1 New Road, Stokenchurch, Buckinghamshire, HP14 3RT - £475,000

## An impeccably presented three/four bedroom town house with modern fitments throughout.

Spacious Entrance Hall With Utility Cupboard | Shower Room | Kitchen/Breakfast Room | Snug | First Floor Landing | Large Living Room | Study/Office | Reception Room/Bedroom Four | Second Floor Landing | Three Bedrooms | Family Bathroom | Rear Garden | Parking To Front | Gas Heating To Radiators | Double Glazing | Views Over Countryside To Rear |

An internal viewing is essential to not only appreciate the presentation but also the large flexible accommodation that is on offer in this three storey home. The bright and airy accommodation comprises entrance hall with utility cupboard, refitted shower room, modern fitted kitchen/breakfast room and snug to the ground floor. To the first floor is the main living room and two further rooms that can be used as a study and further reception room or bedroom four. Three bedrooms and the modern family bathroom are located on the third floor. Off street parking is located to the front and to the rear is the low maintenance garden. There are also views towards open countryside to the rear.

**Price... £475,000**

*Freehold*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



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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 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. New Road can be found on the right before you leave the village and the property is located in a small drive on the left hand side.

## 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

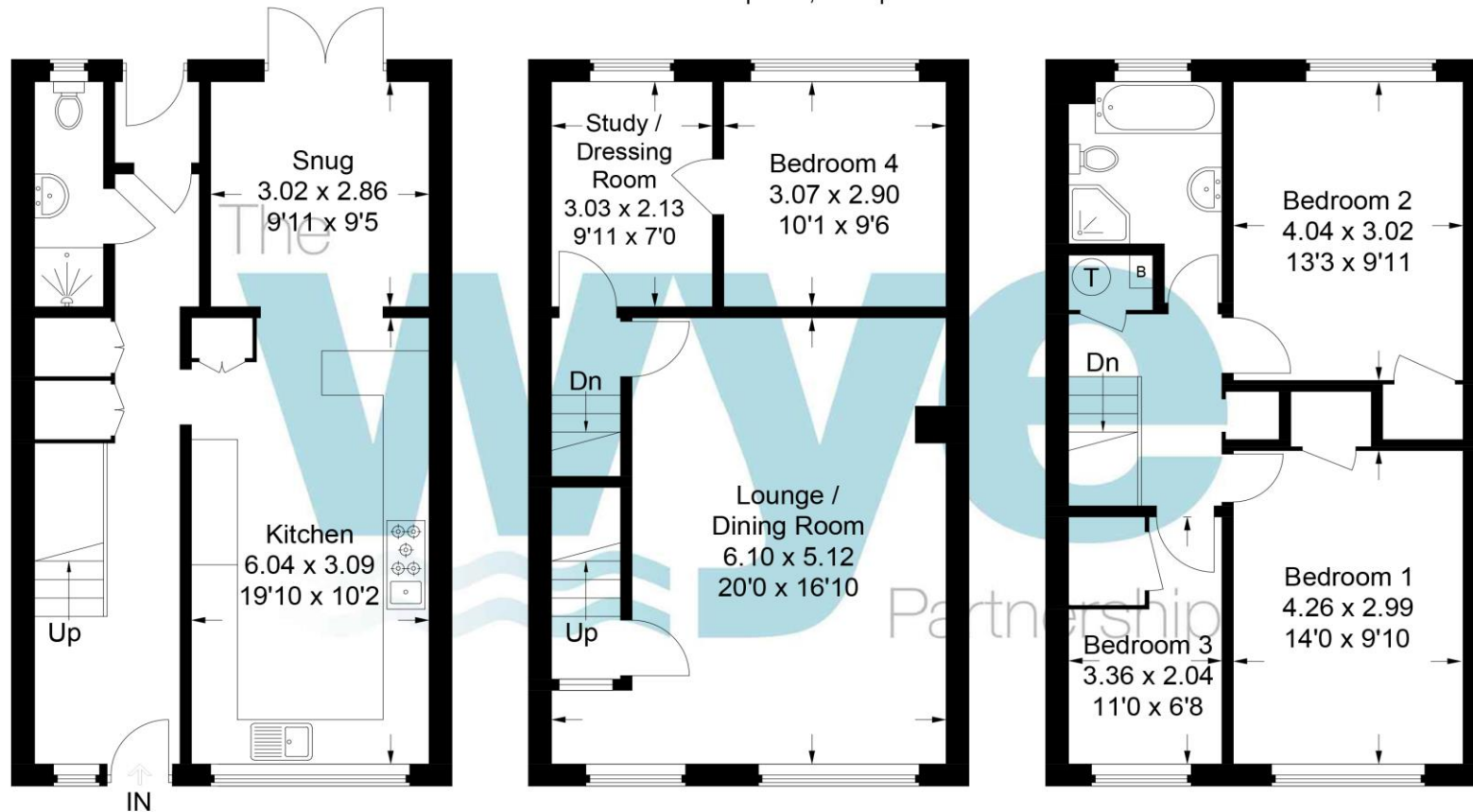
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

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### 1 New Road

Approximate Gross Internal Area  
 Ground Floor = 48.1 sq m / 518 sq ft  
 First Floor = 47.6 sq m / 512 sq ft  
 Second Floor = 47.6 sq m / 512 sq ft  
 Total = 143.3 sq m / 1,542 sq ft



**Ground Floor**

**First Floor**

**Second Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.