

**wye**  
Partnership  
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**FOR SALE**  
01494 509 377

8 Mead Platt, Stokenchurch, Buckinghamshire, HP14 3PZ - £325,000

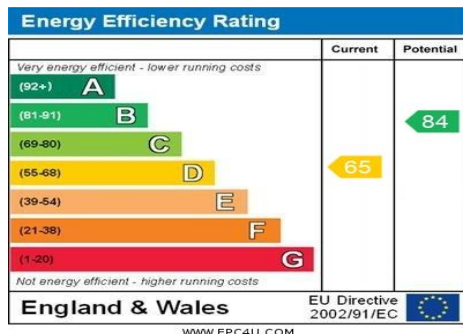
## A three bedroom end terraced home in need of updating.

Entrance Porch | Entrance Hall | Cloakroom | Utility Room (converted part of the garage) | Lounge | Dining Area | Kitchen | First Floor Landing | Three Bedrooms | Bathroom | Rear Garden | Remainder Of Garage For Storage | Off Street Parking | No Onward Chain |

Located in a cul de sac close to the village centre is this three bedroom end terraced home that requires a degree of updating. Offered with no onward chain the accommodation comprises entrance porch, entrance hall, cloakroom/W.C., utility room that has been converted from part of the garage, lounge opening to dining area, kitchen, first floor landing, three bedrooms, bathroom/W.C., rear garden, remainder of the garage for storage and off street parking.

### Price... £325,000

*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

D

### 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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**MEAD PLATT, STOKENCHURCH, HP14 3PZ**  
**APPROX. GROSS INTERNAL FLOOR AREA 86 SQ M / 922 SQ FT**  
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

**GROUND FLOOR**  
 GROSS INTERNAL FLOOR AREA 50 SQ M / 537 SQ FT

**FIRST FLOOR**  
 GROSS INTERNAL FLOOR AREA 36 SQ M / 385 SQ FT

