



3 George Road, Stokenchurch, Buckinghamshire, HP14 3RN - £525,000

A large extended four bedroom semi-detached home.

Entrance Hall | Living Room | Dining Room | Modern Fitted Kitchen | Utility Room | Cloakroom/W.C. | First Floor Landing | Four Bedrooms | Ensuite Shower Room To Main Bedroom | Family Bathroom | Separate W.C. | Double Glazing | Gas Heating To Radiators | Integral Garage | Ample Off Street Parking To Front | Large Rear Garden |

Located near the well regarded school in the village and local shops is this spacious semi-detached home with modern fitments throughout. Originally being one of the Police houses in the village the extended accommodation comprises entrance hall, dual aspect living room, separate dining room, kitchen, utility room, cloakroom/W.C., first floor landing, four bedrooms, ensuite shower room to master bedroom, family bathroom, separate W.C. and integral garage. Outside there is ample off street parking to front and large garden to rear.



Price... £525,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(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			



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 centre of the village in Stokenchurch proceed in an easterly direction on the Wycombe Road A40. Take the fourth turning left into George Road where the property can be found on the right 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.



GEORGE ROAD, STOKENCHURCH, HP14 3RN
APPROX. GROSS INTERNAL FLOOR AREA 149 SQ M / 1606 SQ FT
FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

