



22 New Road, Stokenchurch, Buckinghamshire, HP14 3RT - £500,000

A three bedroom detached bungalow with large rear garden offered with no onward chain.

Entrance Hall | 31ft Lounge/Dining Room | Large Kitchen/Breakfast Room | Conservatory Overlooking Rear Garden | Three Bedrooms | Modern Fitted Shower Room/W.C. | Garage With Workshop | Ample Off Street Parking To Front | Large Rear Garden | Gas Heating To Radiators | Double Glazing | Offered With No Onward Chain |

With a 31ft lounge/dining room and large kitchen/breakfast room this detached property offers good size living space, working well as a family home or for bungalow style living. In brief the accommodation comprises entrance hall, lounge/dining room, conservatory, kitchen/breakfast room, three bedrooms, refitted shower room/W.C., ample off street parking, driveway leading to garage with workshop, large garden to rear, gas heating to radiators and double glazing.

Price... £500,000

Freehold

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | 80 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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 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 on the right hand side.

ADDITIONAL INFORMATION

EPC Rating

D

Council Tax

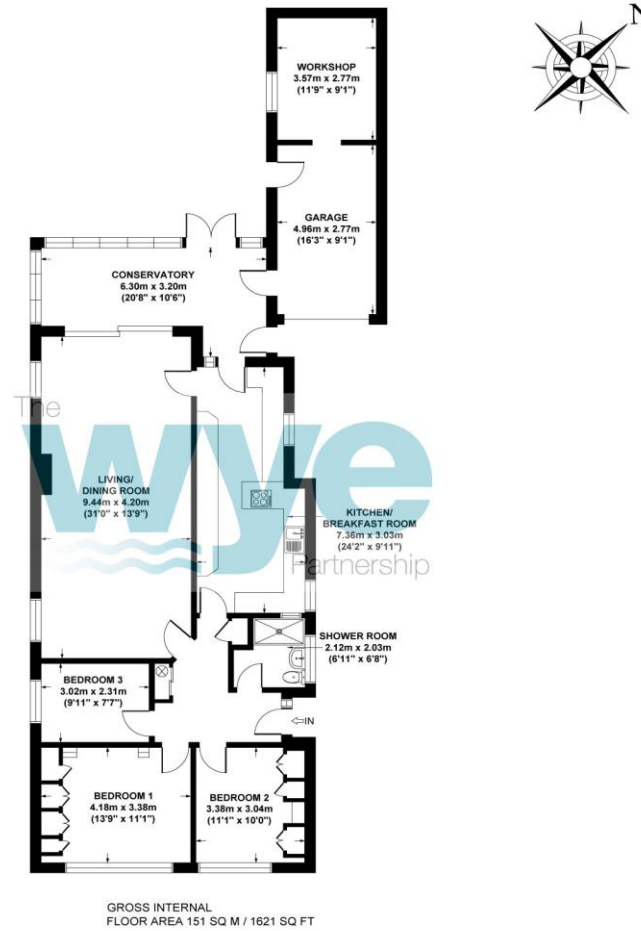
Band E

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.





NEW ROAD, STOKENCHURCH, HP14 3RT
APPROX. GROSS INTERNAL FLOOR AREA 151 SQ M / 1621 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE