

A photograph of a two-story brick house with a dark tiled roof. The house has a central white door with a small window and a brass handle. There are several windows with white frames and light-colored curtains. A gravel path leads to the door. The front garden has a lawn, a blue bin, and some plants. A teal banner is at the bottom of the image.

9 Pigeon Farm Road, Stokenchurch, Buckinghamshire, HP14 3TE - £365,000

An extended three bedroom home located within easy access of village amenities and offered with no onward chain.

Entrance Hall | Living Room | Dining Room | Cloakroom/W.C. | Kitchen | First Floor Landing | Three Bedrooms | Bathroom/W.C. | Front & Rear Gardens | Gas Heating To Radiators | Double Glazing | Garage In Nearby Block | No Onward Chain |

This larger than average terrace home is well located in the village centre providing easy access to local amenities and school. The extended well presented accommodation comprises entrance hall, living room, dining room with study area, modern fitted kitchen, cloakroom/W.C., first floor landing, three bedrooms, bathroom/W.C., double glazing, gas heating to radiators, enclosed rear garden and garage in nearby block. The property is offered with no onward chain.



**Price... £365,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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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

From the village centre proceed in an easterly direction on the Oford Road/Wycombe Road A40 and Pigeon Farm Road is a turning on the left hand side. The property can be found a short way along on the right.

## ADDITIONAL INFORMATION

### EPC Rating

C

### 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 on as statements of representation of fact and do not constitute any part of an offer or contract.*

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**PIGEON FARM ROAD, STOKENCHURCH, HP14 3TE**  
**APPROX. GROSS INTERNAL FLOOR AREA 97 SQ M / 1042 SQ FT**  
FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

