

Trevoyan, Wycombe Road, Studley Green, Buckinghamshire, HP14 3XA - £550,000

A character double fronted three bedroom detached home in need of updating.

Entrance Hall | Two Reception Rooms | Kitchen | First Floor Landing | Three Bedrooms | Bathroom/W.C. | Feature Fireplaces | Off Street Parking | Double Glazing | Oil Fired Heating To Radiators | Gardens To Front Side & Rear | No Onward Chain |

Being owned by the same family since being built in 1927 this double fronted character detached home offers a great opportunity with scope for updating and extending, subject to the necessary planning approvals. Located on a 'double width' plot the current accommodation comprises entrance hall, two separate dual aspect receptions rooms with bay windows and feature fireplaces, kitchen with built in larder cupboards, first floor landing, three bedrooms, bathroom/W.C., Double glazing and oil fired heating to radiators. Outside the property has good size gardens to front rear and side which are predominantly laid to lawn with numerous shrubs and small trees. Off street parking is located to the front. The property is offered with no onward chain.

Price... £550,000

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		
(39-54)	E	50	70
(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

Studley Green is a popular countryside hamlet surrounded by open countryside with a garden centre and community centre. Further amenities can be found in the neighbouring village Stokenchurch which include local shopping facilities, doctor surgery, dental surgery, chemist, café and further local schools. 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 Stokenchurch office proceed in an Easterly direction on the Oxford Road (A40) which then becomes Wycombe Road. Proceed out of the village into Studley Green the property can be found on the left hand side.



ADDITIONAL INFORMATION

EPC Rating

E

Council Tax

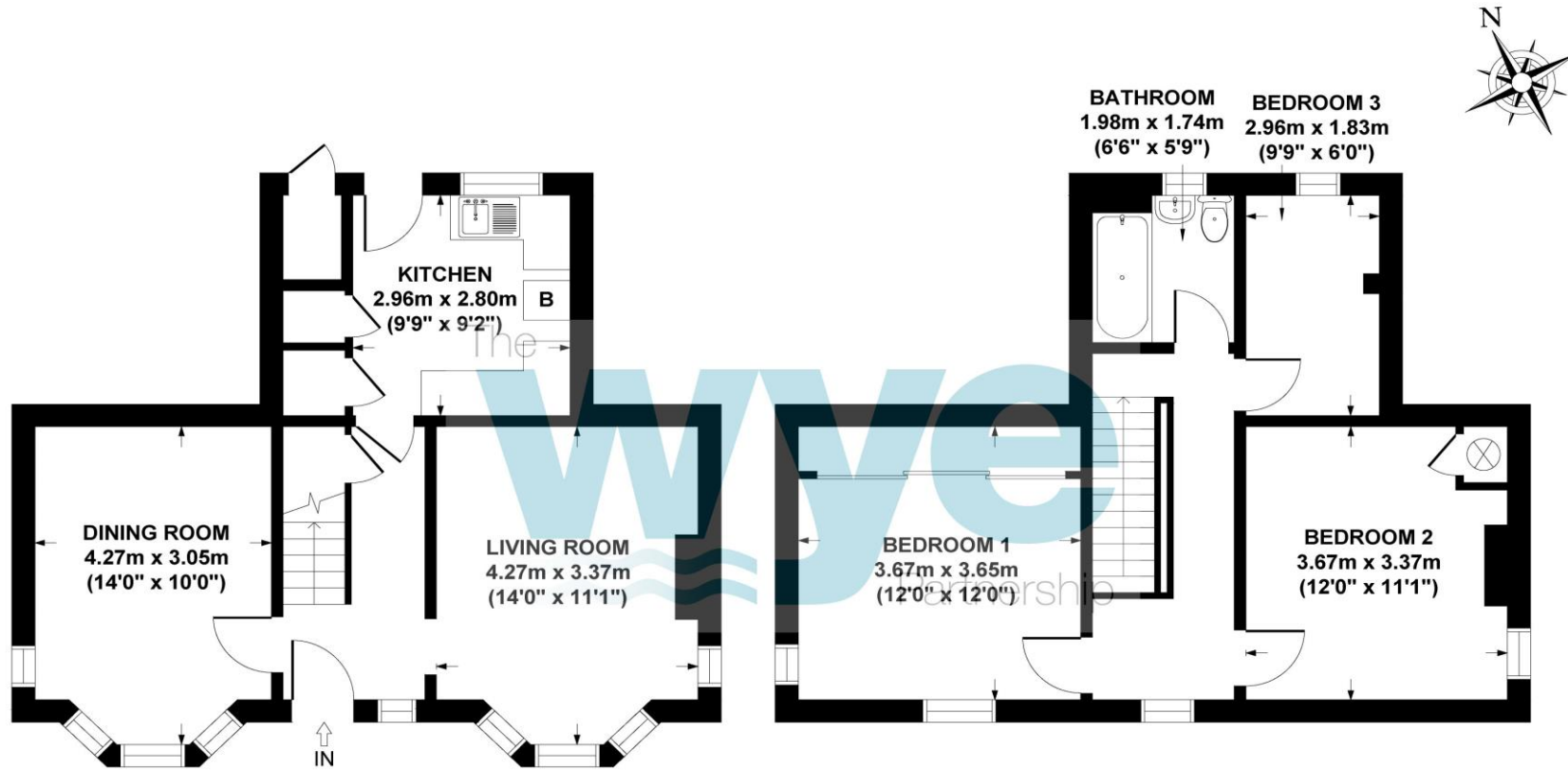
Band E

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.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 45 SQ M / 481 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 45 SQ M / 485 SQ FT

TREVOYAN, WYCOMBE ROAD, STUDLEY GREEN, HP14 3XA
APPROX. GROSS INTERNAL FLOOR AREA 90 SQ M / 966 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE