

A photograph of a two-story brick house with a garage and a lawn. The house has a brown tiled roof, a brick chimney, and a mix of brick and white horizontal siding. The front door is dark grey with glass panels. There is a grey garage door to the left of the front door. A wooden fence runs along the back of the property, and a concrete path leads to the front door. The sky is blue with some clouds.

20 Parris Road, Stokenchurch, Buckinghamshire, HP14 3QF - £565,000

A spacious extended detached family home with large rear garden.

Entrance Hall | Cloakroom/W.C. | Living Room | Family Room | Study | Kitchen/Dining Room | Utility Room (converted from part of the garage) | First Floor Landing | Four Bedrooms | Family Bathroom | Gas Heating To Radiators | Double Glazing | Off Street Parking | Remainder Of Garage Providing Storage | Large Rear Garden |

This family home benefits from having one of the larger gardens in this popular road that has easy access to village amenities. Entering the home via a spacious hallway the accommodation comprises living room with feature fireplace, family area, study, kitchen/dining room, cloakroom/W.C., utility room that has been converted from part of the garage, first floor landing, four bedrooms, family bathroom, double glazing and gas heating to radiators. Outside there is a large rear garden and to the front off street parking with an area of lawn. The remainder of the garage now provides useful storage space. Viewing recommended.

Price... £565,000

Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(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, 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

Leave Stokenchurch village centre in an easterly direction on the Wycombe Road A40. At the fork in the road bear right into Marlow Road and take the second right into Slade Road. Parrs Road is the first turning on the right with the property being found on the right hand side.



ADDITIONAL INFORMATION

EPC Rating
D
Council Tax
Band F

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.



PARRS ROAD, STOKENCHURCH, HP14 3QF
APPROX. GROSS INTERNAL FLOOR AREA 147 SQ M / 1579 SQ FT
(INCLUDING GARAGE)
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

