

A photograph of a single-story brick house with a gabled roof, white-framed windows, and a white front door. The house is surrounded by a gravel driveway and a large green hedge. The sky is blue with some clouds.

6 New Road, Stokenchurch, Buckinghamshire, HP14 3RT - £475,000

An extended bungalow three/four bedroom detached bungalow.

Entrance Hall | Large Living Room | Kitchen | Inner Hall | Reception Room/Bedroom Four | Three Bedrooms With Ensuite To Main Bedroom | Family Bathroom | Garden Room | Gas Heating To Radiators | Double Glazing | Ample Off Street Parking To Front | No Onward Chain |

Whilst elements of this bungalow could benefit with some updating the property has been recently redecorated throughout. The flexible ground floor accommodation comprises entrance hall, kitchen, inner hall, large living space opening to the decent size rear garden, main bedroom with ensuite shower room, two further bedrooms, family bathroom, reception room that could be used as an additional bedroom and garden room that has its own access. There is ample off street parking to front and the property is offered with no onward chain.



Price... £475,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	63	
(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 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 a short way along on the right hand side.

ADDITIONAL INFORMATION

EPC Rating

D

Council Tax

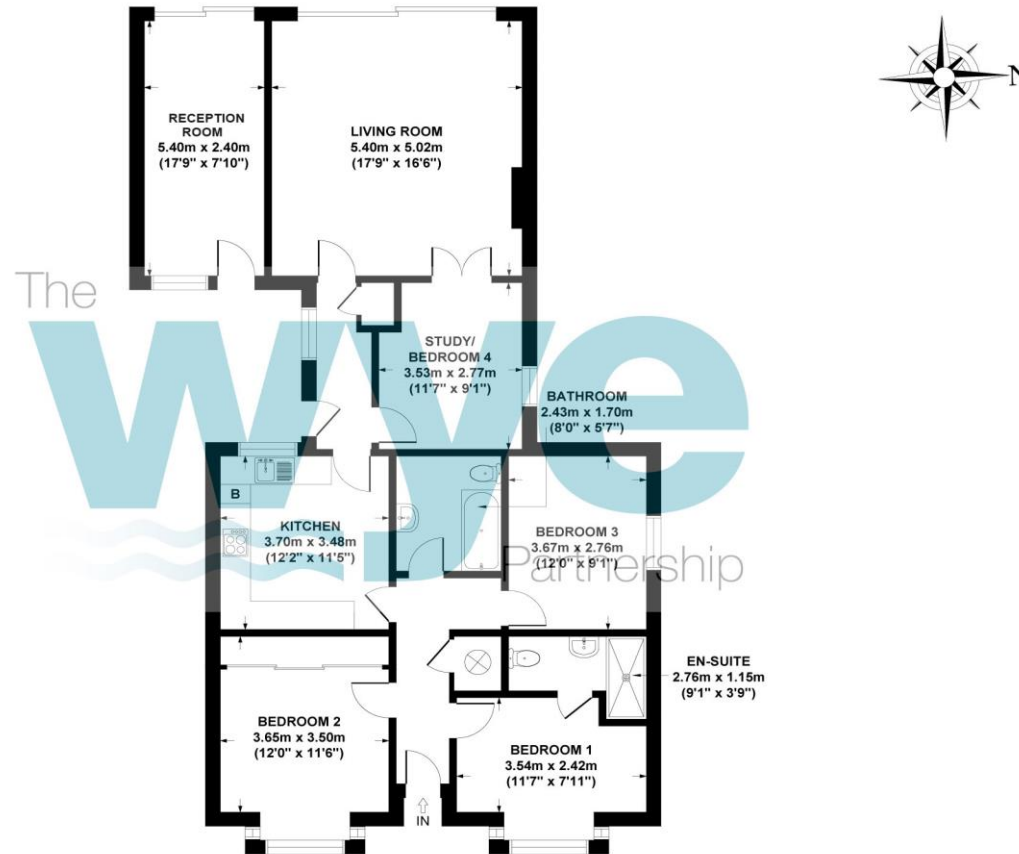
Band E

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.





GROSS INTERNAL
FLOOR AREA 122 SQ M / 1317 SQ FT

6 NEW ROAD, STOKENCHURCH, HP14 3RT
APPROX. GROSS INTERNAL FLOOR AREA 122 SQ M / 1317 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE