



19 Collyer Road, Stokenchurch, Buckinghamshire, HP14 3QG - £415,000

A well presented and sought after spacious three bedroom terraced home.

Entrance Hall | Large Living Room | Kitchen | Dining Room | First Floor Landing | Three Good Size Bedrooms | Modern Fitted Bathroom & Seperate W.C. | Gas Heating To Radiators | Double Glazing | Decent Size Enclosed Rear Garden | Ample Off Street Parking To Front | Integral Garage Which has Been Used As Office/Study |

Well located in a popular road within the village that provides easy access to local amenities and schools is this deceptively spacious terraced home. The ground floor accommodation is accessed via an entrance hall which has doors to the integral garage (which has been partitioned and used as an office/study) and decent size living room. The dining room and kitchen overlook the good sized rear garden. To the first floor are three bedrooms, modern fitted family bathroom and seperate W.C. The property is double glazed and has gas fired heating to radiators. To the rear the enclosed garden is laid to lawn and patio. To the front there is ample off street parking. Viewing recommended.

Price... £415,000

Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	70	
(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. Take the second right into Collyer Road and the property is on the right.

ADDITIONAL INFORMATION

EPC Rating

C

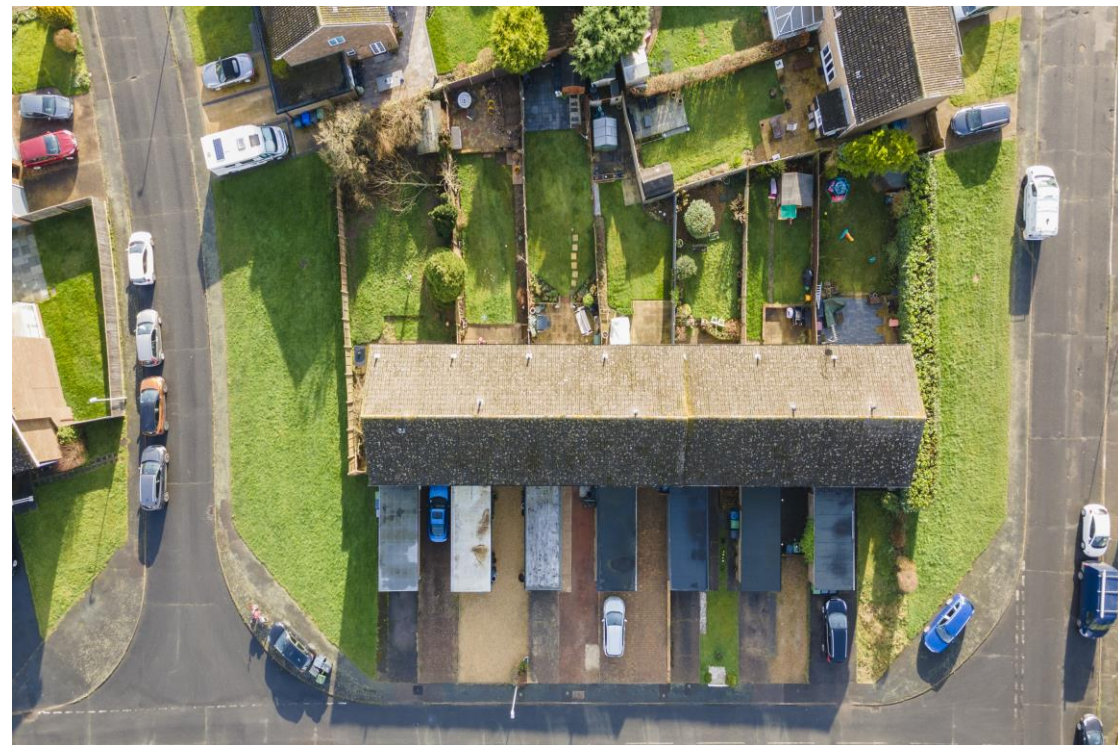
Council Tax

Band C

MORTGAGE

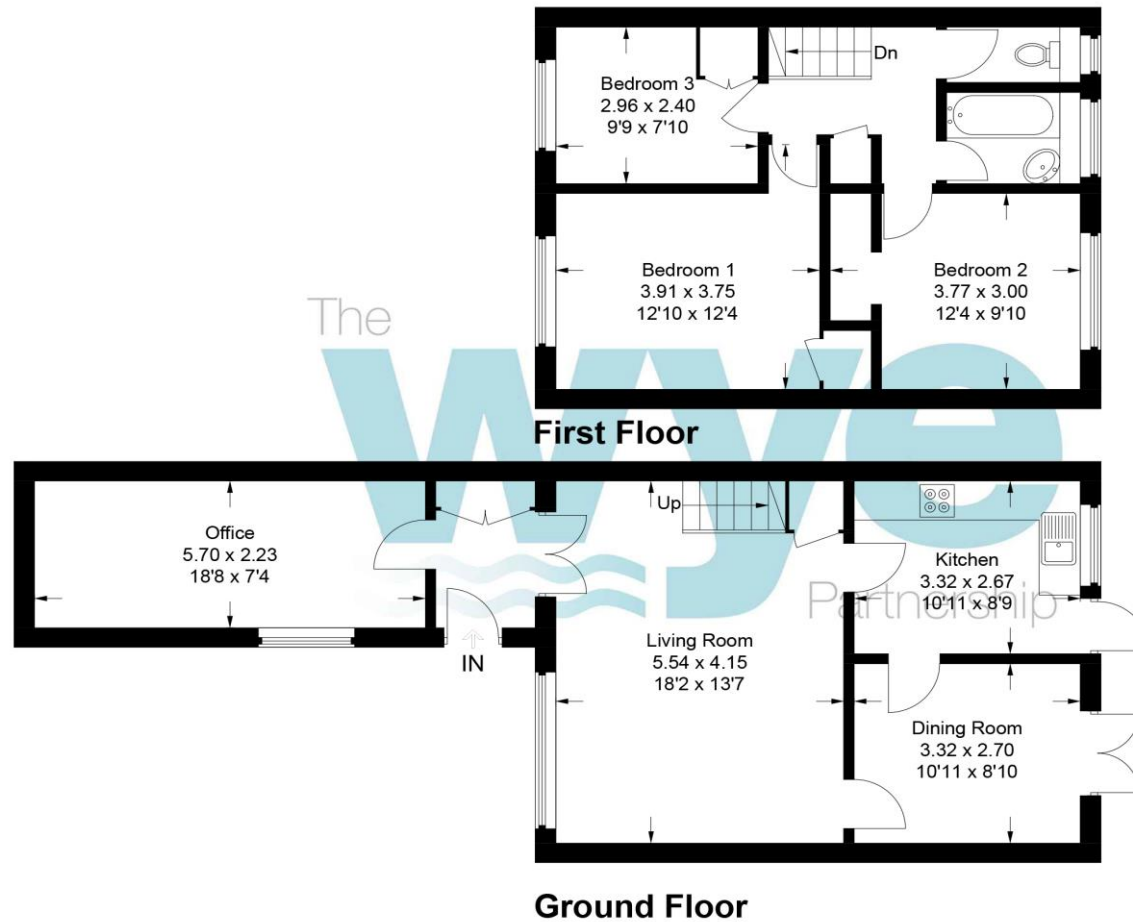
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



19 Collyer Road

Approximate Gross Internal Area
Ground Floor = 60.0 sq m / 646 sq ft
First Floor = 42.4 sq m / 456 sq ft
Total = 102.4 sq m / 1,102 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.