



20 Butterly Road, Stokenchurch, Buckinghamshire, HP14 3SG - £450,000

A three bedroom well presented home located in a popular cul de sac offered with no onward chain.

Entrance Porch | Cloakroom/W.C. | Entrance Hall | Lounge/Dining Room | Conservatory | Modern Fitted Kitchen | First Floor Landing | Three Bedrooms | Bathroom/W.C. | Double Glazing | Oil Fired Heating To Radiators | Detached Garage With Large Driveway | Front & Rear Garden | Offered With No Onward Chain |

This property has been re-decorated over recent years as well as benefiting from a new conservatory and an extension to front providing a cloakroom/W.C. With these improvements and being in a small cul de sac it is an ideal family home. The accommodation comprises entrance porch, cloakroom, entrance hall, lounge area with feature fireplace opening to dining area, conservatory overlooking rear garden, modern fitted kitchen, first floor landing, three bedrooms, bathroom/W.C., double glazing, oil fired heating to radiators (mains gas is in the location) front & rear gardens, detached garage with driveway providing ample off street parking.

Price... £450,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	70
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	34	
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. Take the fifth turning right into New Road and Butterly Road is the second turning on your left.

ADDITIONAL INFORMATION

EPC Rating

F

Council Tax

Band D

MORTGAGE

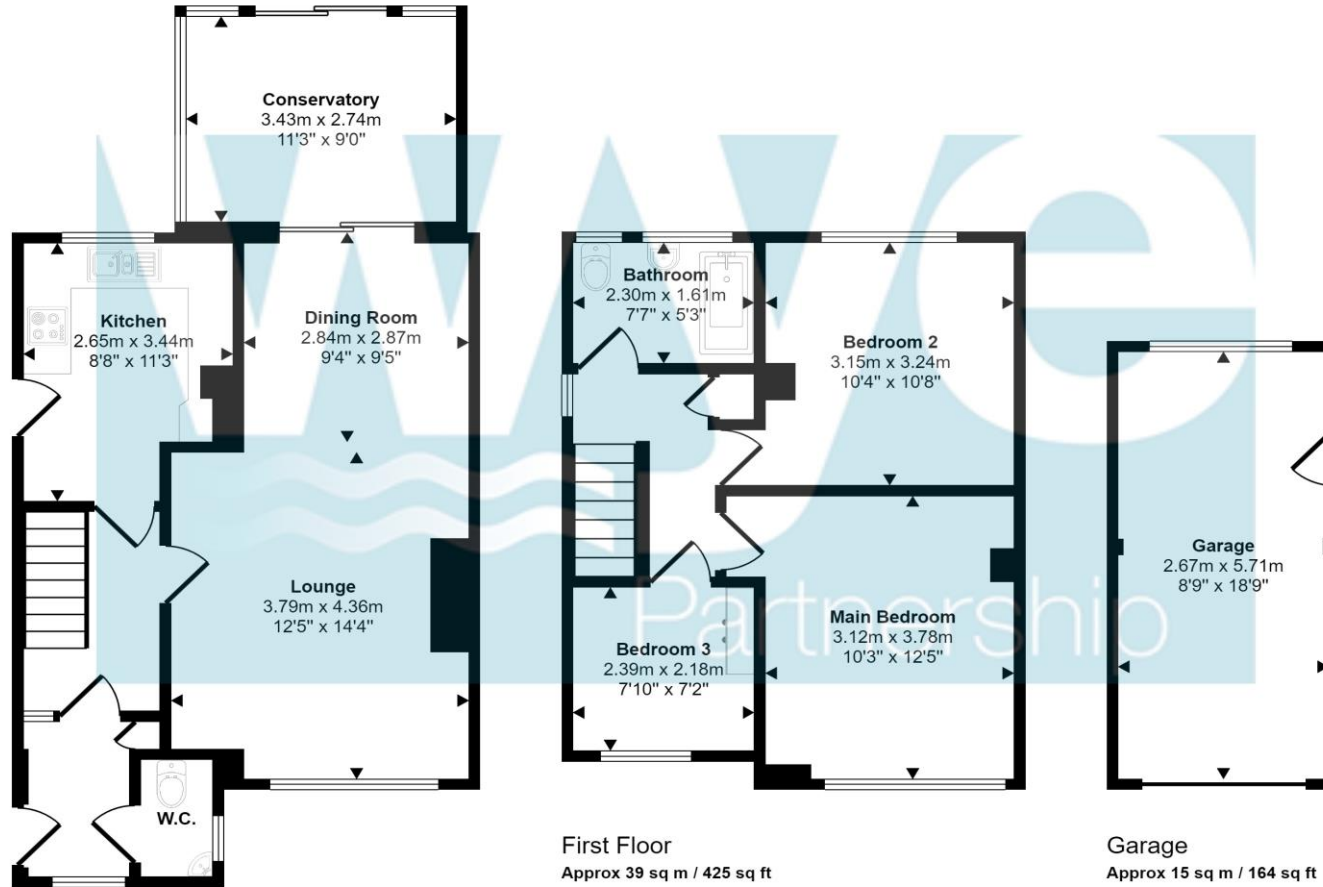
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.





Approx Gross Internal Area
109 sq m / 1171 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.