



**31 Gardens Close, Stokenchurch, Buckinghamshire, HP14 3SP - £485,000**

## A modern style three bedroom detached home located in a popular cul de sac.

Entrance Hall | Cloakroom/W.C. | Refitted Kitchen | Living Room | Conservatory | First Floor Landing | Three Bedrooms | En-Suite Shower Room/W.C. To Main Bedroom | Family Bathroom/W.C. | Gas Heating To Radiators | Double Glazing | Ample Off Street Parking To Front | Rear Garden With Large Storage Shed |

With large frontage providing ample off street parking this detached home is well located, providing easy access to the local amenities and school. The accommodation comprises entrance hall, cloakroom/W.C., refitted modern kitchen with integral appliances, large living room with double doors opening to a conservatory, first floor landing, three bedrooms, en-suite shower room/W.C. to main bedroom, family bathroom/W.C., gas heating to radiators, double glazing and recently improved rear garden with large storage shed and patio area. Viewing recommended.

**Price... £485,000**

*Freehold*

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		83
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
www.epc4u.com			



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## 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

From the village centre proceed in an easterly direction on the Wycombe Road A40. After passing Tesco Express, Gardens Close is the second turning on your left where the property can be found on the left hand side.

## ADDITIONAL INFORMATION

### EPC Rating

C

### 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.*

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