



6 Raven Road, Stokenchurch, Buckinghamshire, HP14 3QP - £500,000

An updated three/four bedroom semi-detached home located in a popular road.

Entrance Hall | Cloakroom/W.C. | Living Room | Dining Area | Conservatory | Modern Fitted Kitchen | Family Room/Bedroom Four | First Floor Landing | Three Double Bedrooms | Family Bathroom/W.C. | Gas Heating To Radiators | Double Glazing | Rear Garden | Off Street Parking To Front | No Onward Chain |

Offered with no onward chain is this popular style three/four bedroom semi-detached home that is well located in a sought after residential road. The spacious updated accommodation comprises entrance hall, living room, cloakroom, modern kitchen with breakfast bar opening to dining area, conservatory and family room/bedroom four. To the first floor there are three double bedrooms and the family bathroom. Other benefits include gas heating to radiators, double glazing, enclosed rear garden and off street parking to front.

**Price... £500,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(69-80)	C	
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



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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 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. The village is ideal for the commuter to London, Oxford or Birmingham, via either Junction 5 of the M40 motorway found nearby or the mainline railway service from High Wycombe, approximately 9 miles away, direct to London Marylebone, Oxford and Birmingham Moor Street / Snow Hill.

## 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 left into Raven Road where the property can be found 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

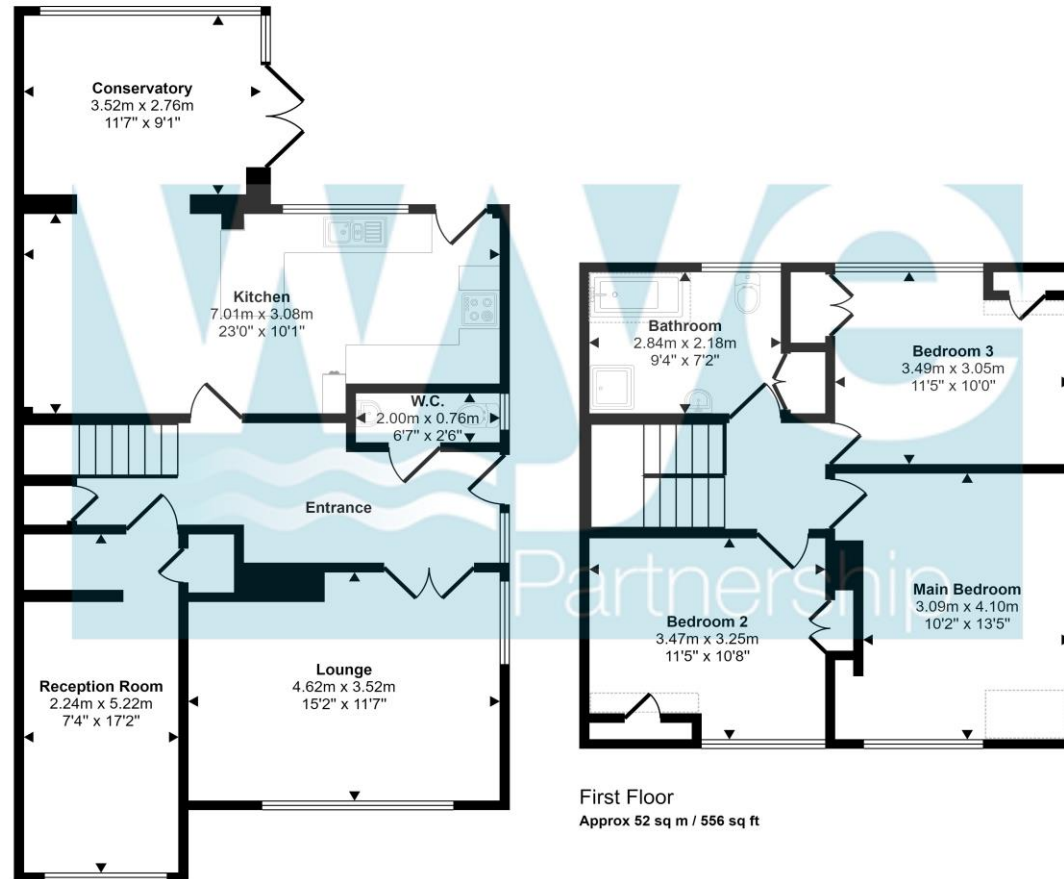
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

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Approx Gross Internal Area  
128 sq m / 1378 sq ft



Ground Floor  
Approx 76 sq m / 822 sq ft

Denotes head height below 1.5m

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.