



27 Ferndale Close, Stokenchurch, Buckinghamshire, HP14 3NT - £490,000

A four bedroom detached home located in a popular residential cul de sac.

Entrance Hall | Living Room | Dining Room | Kitchen/Breakfast Room | Utility Room | Cloakroom | First Floor Landing | Four Bedrooms | En-Suite Bathroom To Main Bedroom | Family Bathroom | Gas Heating To Radiators | Off Street Parking To Front | Garage | Garden To Rear | Offered With No Onward Chain |

Offered to the market with no onward chain is this popular style detached home that is tucked away in a small sought after cul de sac providing easy access to local amenities. Having been well cared for by the previous owners the property could benefit from a degree of updating with the accommodation comprising, entrance hall, cloakroom, living room, dining room, kitchen/breakfast room, utility room, first floor landing, four bedrooms, en-suite bathroom to bedroom one, family bathroom, gas heating to radiators, off street parking, garage and enclosed garden to rear.

Price... £490,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	70	
(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>			



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 Ferndale Close can be found on the right hand side with the property located in a small cul de sac on the left.

ADDITIONAL INFORMATION

EPC Rating

C

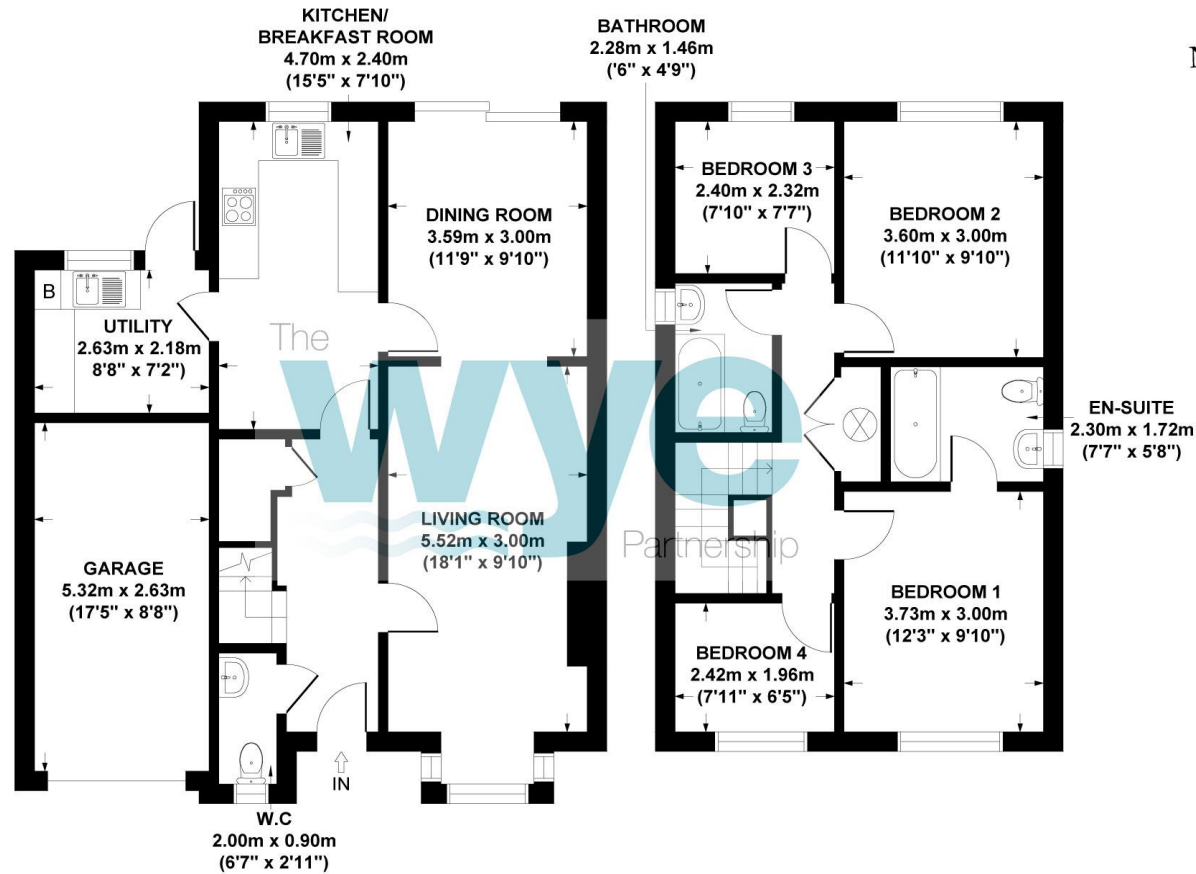
Council Tax

Band F

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.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 75 SQ M / 805 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 52 SQ M / 557 SQ FT

FERNDALE CLOSE, STOKENCHURCH, HP14 3NT
APPROX. GROSS INTERNAL FLOOR AREA 127 SQ M / 1362 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE