



25 Slade Road, Stokenchurch, Buckinghamshire, HP14 3QQ - £450,000

A well presented three bedroom town house offering flexible accommodation.

Entrance Porch | Entrance Hall | Cloakroom/W.C. | Dining Room/Bedroom | Modern Fitted Kitchen/Breakfast Room | First Floor Landing | Living Room | Reception Room/Bedroom | Second Floor Landing | Two Further Bedrooms | Family Bathroom/W.C. | Gas Heating To Radiators | Double Glazing | Off Street Parking | Private Rear Garden |

Laid out over three floors this decent size terraced home offers versatile accommodation and is well located with easy access to local amenities and school. To the ground floor there is an entrance porch, entrance hall, cloakroom/W.C., dining room that could be used as a bedroom and opening to the rear garden is a modern fitted kitchen with central breakfast bar. To the first floor the large living room has a rear aspect and double doors opening to a reception room that again can be used as a bedroom. The second floor provides two double bedrooms and family bathroom. The accommodation is complimented by double glazing and gas heating to radiator via a recently updated boiler. Outside there is parking for two cars to front and a low maintenance rear garden laid to lawn, patio and shingle borders. An internal viewing is recommended to appreciate the flexibility the property offers.

Price... £450,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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 where the property can be found set back from the road on the the left.



ADDITIONAL INFORMATION

EPC Rating

C

Council Tax

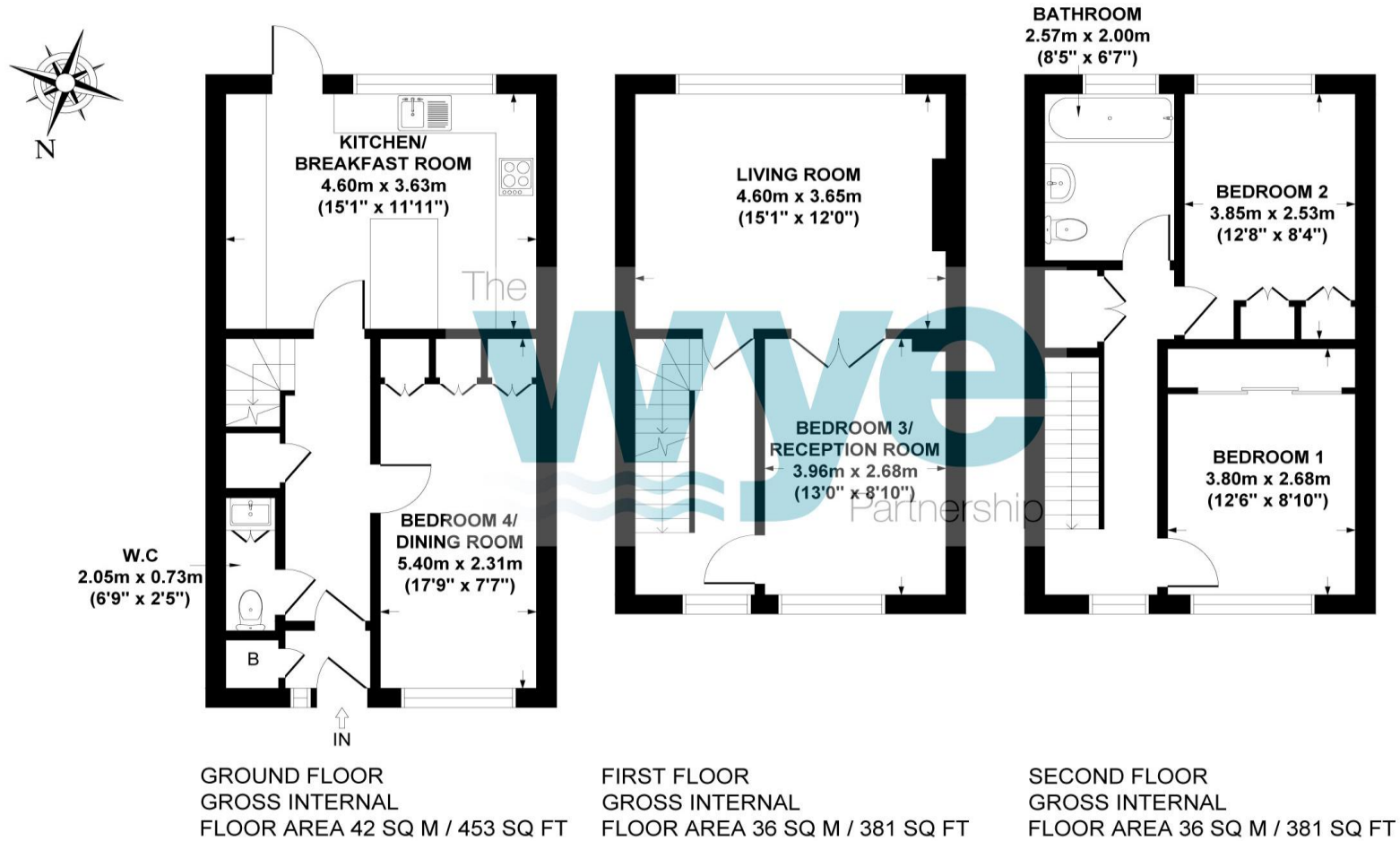
Band D

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.



SLADE ROAD, STOKENCHURCH, HP14 3QQ
APPROX. GROSS INTERNAL FLOOR AREA 114 SQ M / 1215 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE