

A two-story brick house with a yellow door, white window frames, and a brick chimney. The house has a paved path leading to the door, a green lawn, and a large green bush in the foreground. A wooden fence is visible on the right side of the house.

5 Stockfields Place, Stokenchurch, Buckinghamshire, HP14 3ZD - £425,000


A modern style three bedroom semi-detached home.

Entrance Hall | Cloakroom/W.C. | Kitchen/Breakfast Room | Living Room | Dining Area | First Floor Landing | Three Bedrooms | En-Suite Shower Room To Main Bedroom | Family Bathroom | Gas Heating To Radiators | Double Glazing | Rear Garden With Southerly Aspect | Allocated Parking | Garage In Block | No Onward Chain |

Located in a small private cul de sac with easy access to the village centre and a rear aspect over the local Cricket Ground is this semi-detached home. Constructed in 2005 the property also benefits from newly fitted double glazing to the rear. The accommodation comprises entrance hall, cloakroom/W.C., modern fitted kitchen/breakfast room, living room opening to dining area with additional skylight window, three bedrooms, ensuite shower room to bedroom one and modern fitted family bathroom. Outside there is a south facing rear garden, front garden, allocated parking with additional visitor spaces and garage in block opposite. No onward chain.

Price... £425,000

Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		88
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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 westerly direction on the Oxford Road A40. Stockfields place is a small private cul de sac located found immediately on the left.

ADDITIONAL INFORMATION

There is an £500.00 annual service charge for the upkeep of the cul de sac. The garage is leasehold with the remainder of a 999 year lease from 2005.

EPC Rating

C

Council Tax

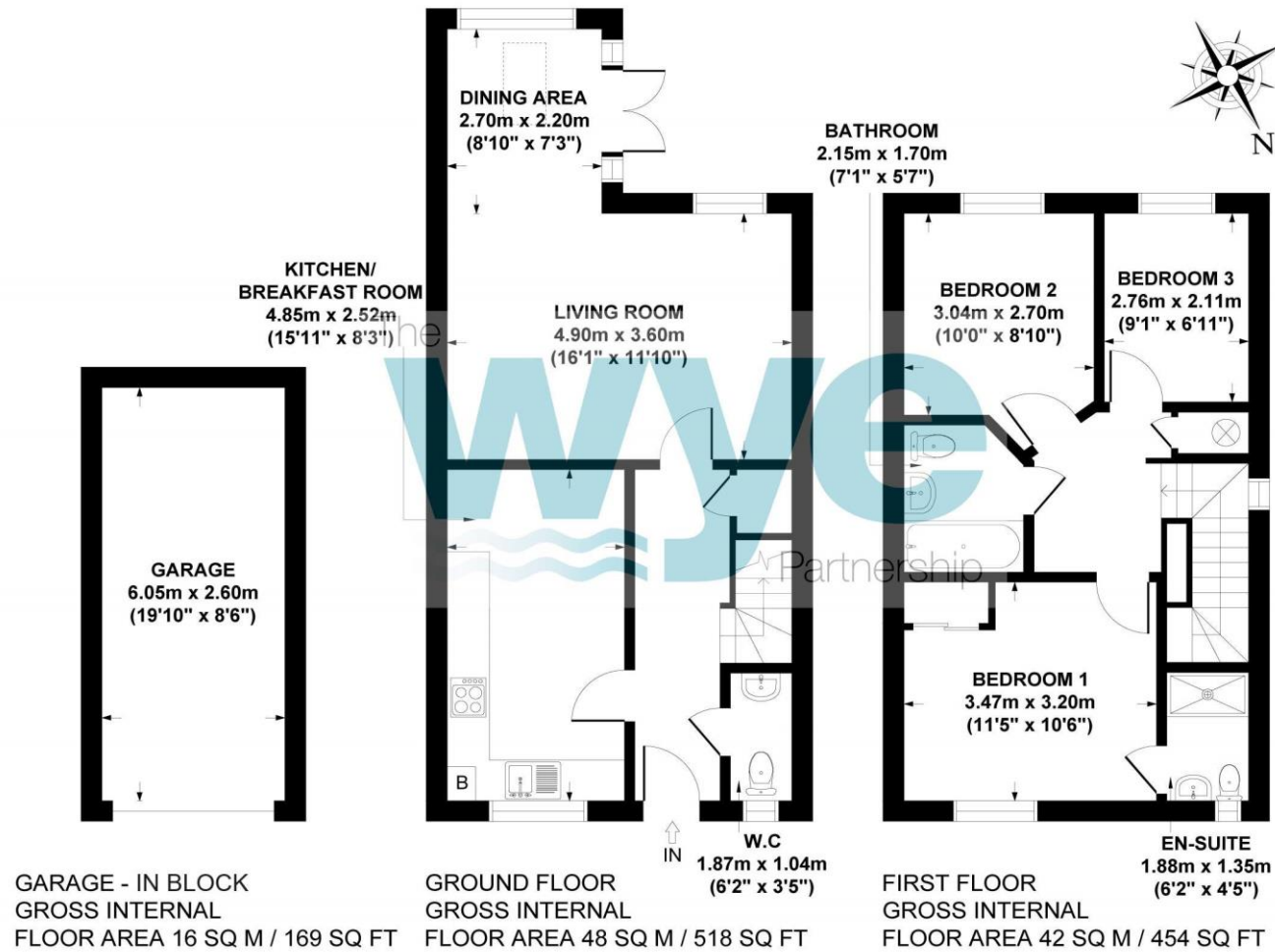
Band D

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.





STOCKFIELDS PLACE, STOKENCHURCH, HP14 3ZD
APPROX. GROSS INTERNAL FLOOR AREA 106 SQ M / 1141 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE