



**17 Littlewood, Stokenchurch, Buckinghamshire, HP14 3TF - £365,000**

A modern three bedroom home with additional off street parking for three vehicles.

Entrance Hall | Lounge | Dining Area | Modern Fitted Kitchen | First Floor Landing | Three Bedrooms | Modern Fitted Bathroom/W.C. | Gas Heating To Radiators | Double Glazing | Enclosed Rear Garden | Garage In Nearby Block With Additional Parking | Viewing Recommended |

Located in a popular residential cul de sac which provides easy access to village amenities and open countryside is this modern three bedroom home. Uniquely, this property benefits from additional parking for three vehicles that is located next to its garage in a nearby block. With modern fitments throughout the well presented accommodation comprises entrance hall, lounge, dining area which opens to the kitchen, first floor landing, three bedrooms, bathroom/W.C., gas heating to radiators, double glazing and well-kept rear garden. Viewing fully recommended.

**Price... £365,000**

*Freehold*

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	
(55-68)	<b>D</b>		
(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			



## 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 our office in the village centre head in an easterly direction and take the second turning left into Pigeon Farm Road. Then left into Littlewood where the property can be found on the right hand side.

## ADDITIONAL INFORMATION

### EPC Rating

C

### Council Tax

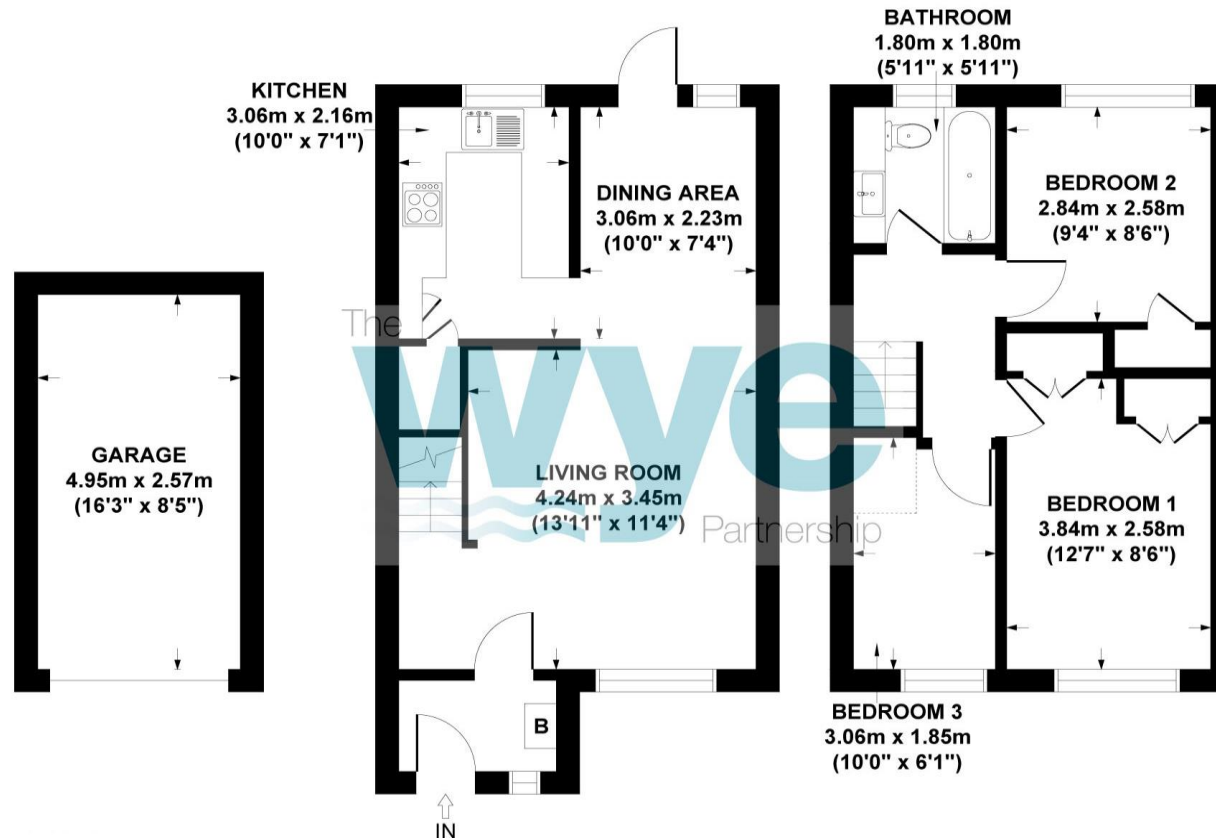
Band C

## 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.*





GARAGE IN BLOCK  
GROSS INTERNAL  
FLOOR AREA 13 SQ M / 137 SQ FT

GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 36 SQ M / 392 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 34 SQ M / 363 SQ FT

**LITTLEWOOD, STOKENCHURCH, HP14 3TF**  
**APPROX. GROSS INTERNAL FLOOR AREA 83 SQ M / 892 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE