

11 New Road, Stokenchurch, Buckinghamshire, HP14 3RT - £650,000

A four bedroom detached home offering scope for improvement with large rear gardens backing onto fields.

Entrance Hall | Sitting Room | Living Room | Dining Room | Kitchen/Breakfast Room | Shower Room/W.C. | First Floor Landing | Four Bedrooms | Bathroom/W.C. | Store Area | Large Garage | Ample Off Street Parking To Front | Large Rear Gardens Backing Onto Fields | In Need Of Updating | Offering Potential to Extend & Reconfigure (STPP) |

Located on the outskirts of the village this double fronted detached home offers an ideal opportunity to improve by updating and reconfiguring the decent size accommodation. Approached by a gravel drive providing ample off street parking the accommodation comprises entrance hall, three separate reception rooms, kitchen/breakfast room, shower room/W.C., first floor landing, four bedrooms, bathroom/W.C., large garage, views over fields to rear and large rear garden. Viewing is advised to appreciate the potential this property has to offer.

Price... £650,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	74
(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 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 Easterly direction on the Wycombe Road A40. New Road can be found on the right before you leave the village and the property is located on the left hand side.

ADDITIONAL INFORMATION

EPC Rating

E

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.



