



16 Eastwood Road, Stokenchurch, Buckinghamshire, HP14 3SW - £475,000

An impeccably presented extended three bedroom home backing onto woodland.

Entrance Hall | Kitchen | Breakfast Area | Dining Area | Living Room With Feature Fireplace | Family Room | Utility Room | Cloakroom/W.C. | First Floor Landing | Three Bedrooms | Family Bathroom/W.C. | Modern Fitments | Gas Heating To Radiators | Double Glazing | Off Street Parking To Front | Large Rear Garden | Garage To Rear |

Located in a residential cul de sac on the outskirts of the village is this extended three bedroom semi-detached family home with modern fitments throughout. The well cared for accommodation comprises entrance hall, modern fitted kitchen with built in appliance and island providing breakfast bar, dining area, snug style living room with feature fireplace, family area with vaulted ceiling and bi-fold doors opening to large decking area, utility room, cloakroom/W.C., first floor landing, three bedrooms, modern fitted bathroom/W.C., double glazing and gas heating to radiators. Outside there is ample off street parking to front. The large rear garden is initially laid to timber decking with seating area under pergola cover. The remainder of the garden is laid to lawn with numerous shrubs and cherry tree. The garage is located at the end of the garden which is accessed via rear service road.

Price... £475,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	68
(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 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. At the fork in the road bear right into Marlow Road and take the fifth left into New Road. Then take the next right where Eastwood Road can be found on the left. The property can be found on the right hand side.

ADDITIONAL INFORMATION

Council Tax

Band C

EPC Rating

D

MORTGAGE

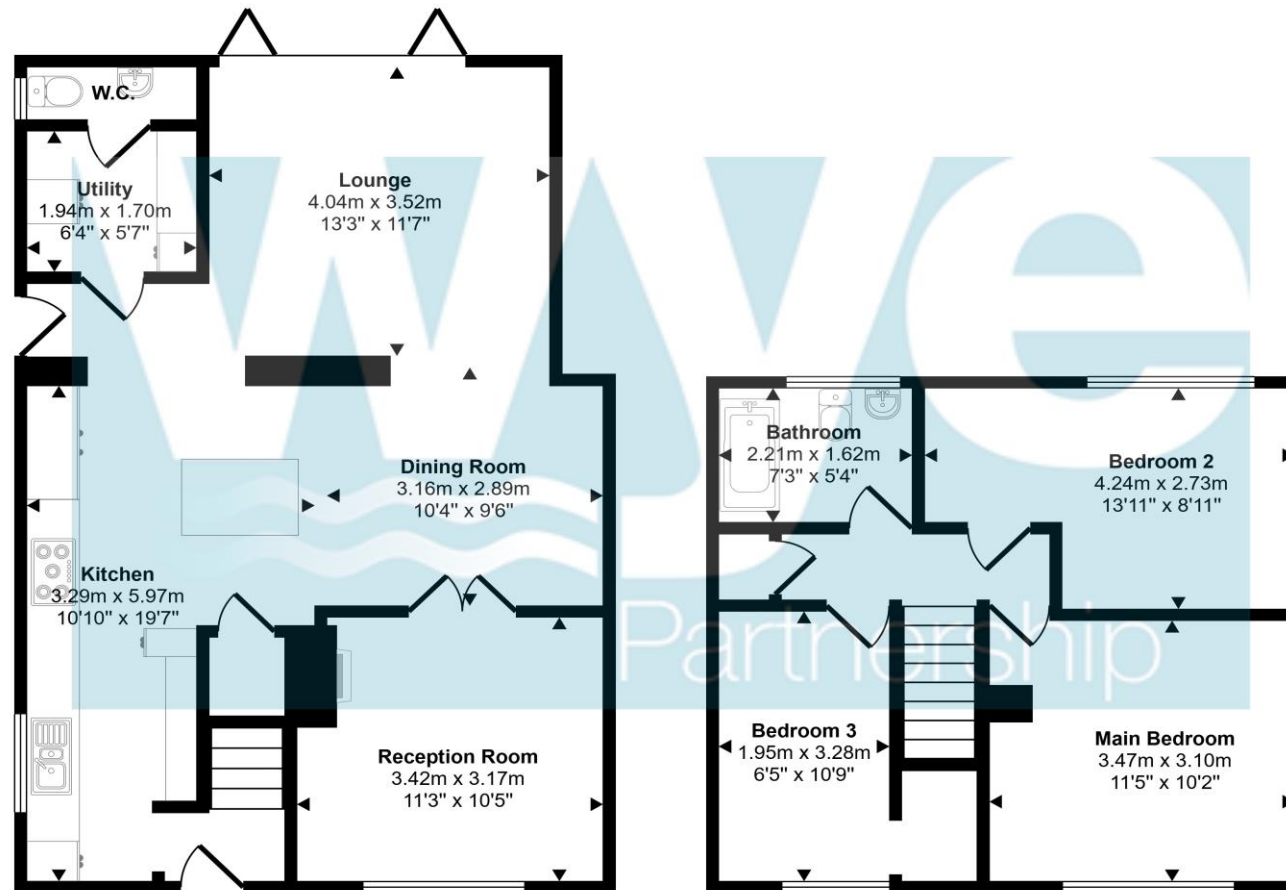
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.





Approx Gross Internal Area
103 sq m / 1106 sq ft



Ground Floor
Approx 63 sq m / 681 sq ft

First Floor
Approx 39 sq m / 425 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.