



ab

honnors & habingtons

George Road
Stokenchurch

George Road, Stokenchurch, Buckinghamshire, HP14 3RN

Price - £495,000

Presented in excellent order throughout a four bedroom detached family home situated in this sought after location. The accommodation includes a dining room, living room, cloakroom and fitted kitchen. The property benefits from well kept gardens and a drive to its own garage, gas central heating and double glazing. The property is sold with no onward chain.

This charming home has been well looked after and updated over the years to now offer a pleasant family home situated within the convenient village of Stokenchurch. Upon entering the property by an ornament front door into the hallway from which all the downstairs rooms are accessed. The kitchen is fitted with an electric oven and hob and has a serving hatch into the dining room. The living room which runs the full width of the property has a large feature window and patio doors which open onto the sunny rear garden. Upstairs there are four bedrooms and a family bathroom.

The rear garden is mainly laid to lawn with a large patio area and a further covered patio area which would allow alfresco dining on those warm summer evenings. The garden is southwest facing. There is also access to the garage and a passage way which leads to the front garden which again is mainly laid to lawn with a drive allowing off street car parking for up to 3 vehicles.





Location

Stokenchurch is a popular Buckinghamshire village situated in the Chiltern Hills. The village facilities include shops for day to day use, a doctor's surgery, post office, library, Primary School, numerous pubs and restaurants. There is excellent walking and riding in the area. A more extensive range of facilities can be found in High Wycombe, approximately nine miles distant.

For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham, London, the M25 and M4 motorway networks. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.

Council Tax Band E
EPC D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



Approximate total area⁽¹⁾
1123.89 ft²
104.41 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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