



banners & babingtons

Lowes Close
Stokenchurch

Lowes Close, Stokenchurch, Buckinghamshire, HP14 3TN

Guide Price £650,000

An immaculately presented and modern 4 bedroom, detached bungalow, which has been greatly improved by the current owners! Offering flexible living space and a fabulous open plan living. On a desirable residential road, close to Stokenchurch Primary School, shops and amenities. Offered to the market with NO ONWARD CHAIN!

The property consists of: an entrance hallway with storage for shoes and coats, a good sized living room which flows directly through to the modern open plan kitchen all boasting underfloor heating. The kitchen has been fitted to a high specification and benefits from waist height & eye level cupboards, a double oven, fridge freezer, induction hob, integrated dishwasher and a wine cooler. The kitchen flows through to living room which is overlooking the sunny garden, ideal for gathering as a family at the end of a day with log-burning stove and French doors to the rear, it is dual aspect so flooded with natural daylight. There is also a utility room just off the kitchen, with space for white goods, a large storage cupboard and toilet.

There are 3 double bedrooms and a further single currently being used as a study, 2 bedrooms benefiting from fitted storage units. The modern family bathroom boasts a bath, overhead shower and a heated towel rail. From bedroom number 2 there are also French doors to the garden.

Outside

The south east facing landscaped rear garden is a real feature of the property offering an excellent degree of privacy as the garden wraps around the property. It is laid mainly to lawn with a border of plants & shrubs. The decking area is the perfect spot for outside dining entertaining area, in addition there is a pergola perfect for Alfresco dining all year round. To the front of the property, there is driveway parking for multiple cars and a double garage with power, ideal for working from home or a 'teenagers den'!

Other notable features : Air Source Heat Pump, Battery Powered Solar Panels, Water Softener and Double Glazing Throughout.





Location

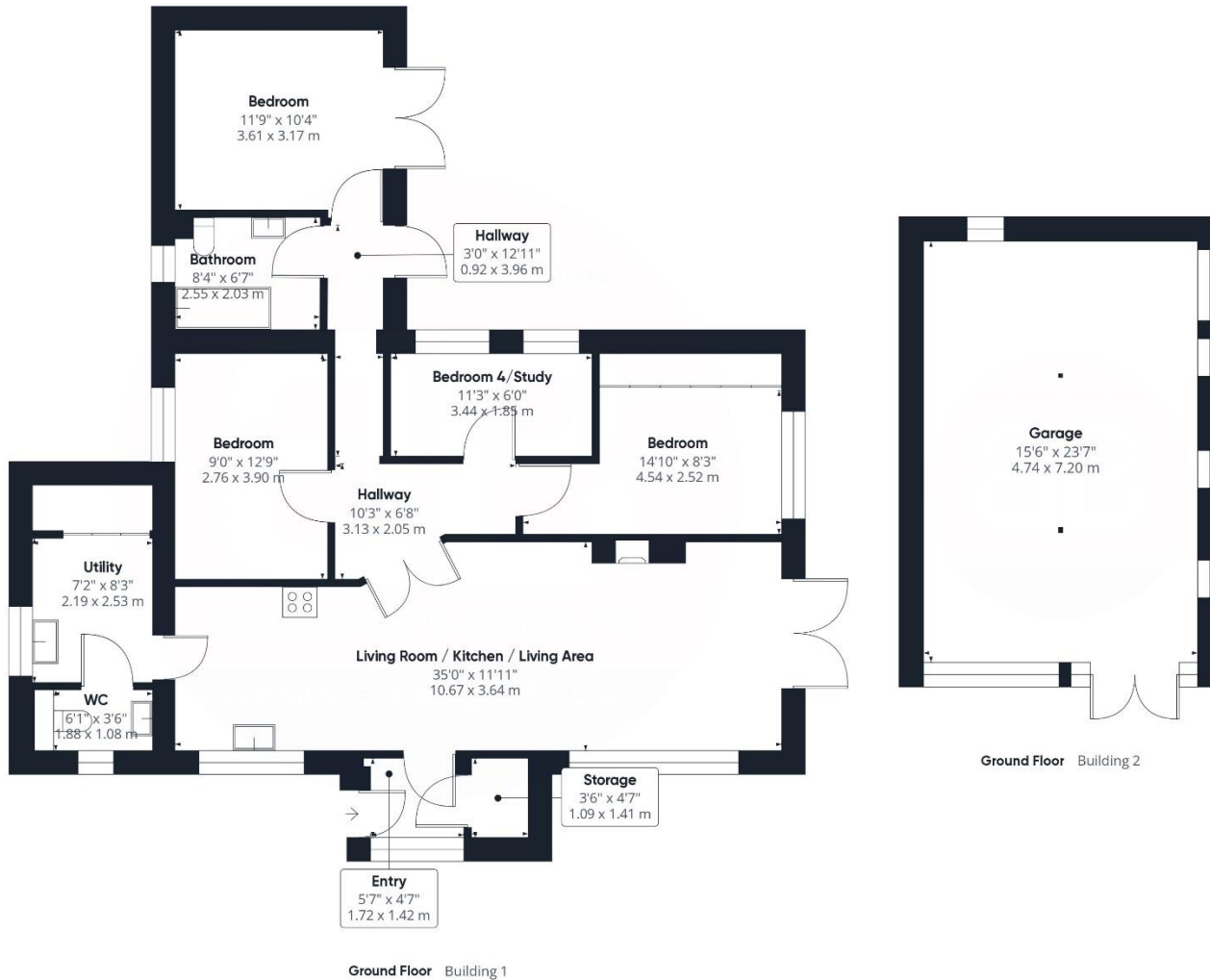
Stokenchurch is a popular Buckinghamshire village situated in the Chiltern Hills. The village facilities include shops for day to day use, a doctor's surgery, post office, library, Primary School, numerous pubs and restaurants. There is excellent walking and riding in the area. A more extensive range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

EPC – D
COUNCIL TAX BAND - E



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		<small>EU Directive 2002/91/EC</small>	



Approximate total area⁽¹⁾
1512.09 ft²
140.48 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

1 Karenza, Wycombe Road,
Stokenchurch, Buckinghamshire, HP14
3DA

01494 485560

www.bb-estateagents.co.uk

