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Collyer Road  
Stokenchurch



bonners & babingtons

# Collyer Road, Stokenchurch, Buckinghamshire, HP14 3QG

**Guide Price : £410,000**

An immaculately presented and modern 3 bedroom property, situated on a quiet residential road and located close to local shops and amenities. The property also boasts a garage and a large rear garden. Excellent transport links.

The property consists of an entrance porch with storage space for shoes and coats. The well proportioned living room offers a great space for the family with a log burning stove. The open plan kitchen / dining room is well equipped with space for white goods and ample eye and waist level storage units with a door leading out into the rear garden.

On the first floor there are 3 double bedrooms, 2 of which benefit from built in wardrobes, the principle bedroom offers an ensuite with walk in shower, heated towel rail and toilet. Further to this there is a modern family bathroom with a bath, overhead shower, a sink with storage and a heated towel rail.

## **Outside**

The sunny rear garden is laid mainly to lawn. There is a patio area ideal for enjoying the sunshine and alfresco dining. To the front of the property there is access to the garage and driveway parking for multiple cars.

**Other notable features include gas central heating and double glazing throughout.**





## Location

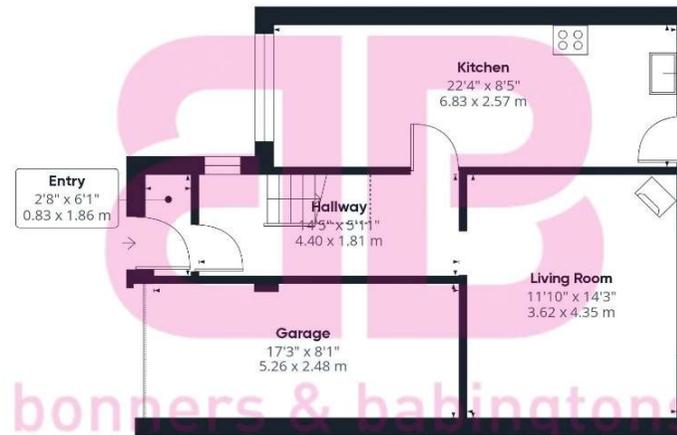
Stokenchurch is a popular Buckinghamshire village situated in the Chiltern Hills. The village facilities include shops for day to day use, a doctor's surgery, post office, library, Primary School, numerous pubs and restaurants.

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.

**Council Tax Band D**  
**EPC rating D**  
**Tenure – Freehold**





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1091.04 ft<sup>2</sup>  
101.36 m<sup>2</sup>

**Reduced headroom**

13.49 ft<sup>2</sup>  
1.25 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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, Bucks, HP14 3DA

**01494 485560**

www.bb-estateagents.co.uk

