



bonners & babingtons

Parrs Road  
Stokenchurch

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Stokenchurch  
Buckinghamshire

HP14 3QF

Asking Price £595,000

The property consists of a large entrance hallway with a downstairs toilet on the left hand side, a spacious living room with a feature gas fireplace burner, flowing through to the dining room with bifold door to the sunny rear garden. The stylish kitchen provides ample eye and waist level storage units, with built in appliances such as combi oven, warming tray, induction hob, dishwasher and full height fridge. The kitchen extends into a separate utility room with space for white goods.

On the first floor: the large landing leads to 3 double bedrooms, a further single and a large family bathroom with a bath, walk in shower and heated towel rail. 3 bedrooms benefit from fitted storage and the principle boasts an ensuite.

Outside

To the front, there is large driveway leading to an integral garage with electric `roll up` door and a additional piece of land known as the `compound` where the current vendors keep additional vehicles such as motorhomes.

To the rear, the good size secluded south facing rear garden provides a paved patio ideal for Alfresco dining and expanse of lawn beyond. At the bottom of the garden there is a raised decked area with a pergola and 5 seater hot tub (under separate negotiation).





## Stokenchurch

Stokenchurch is a 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.

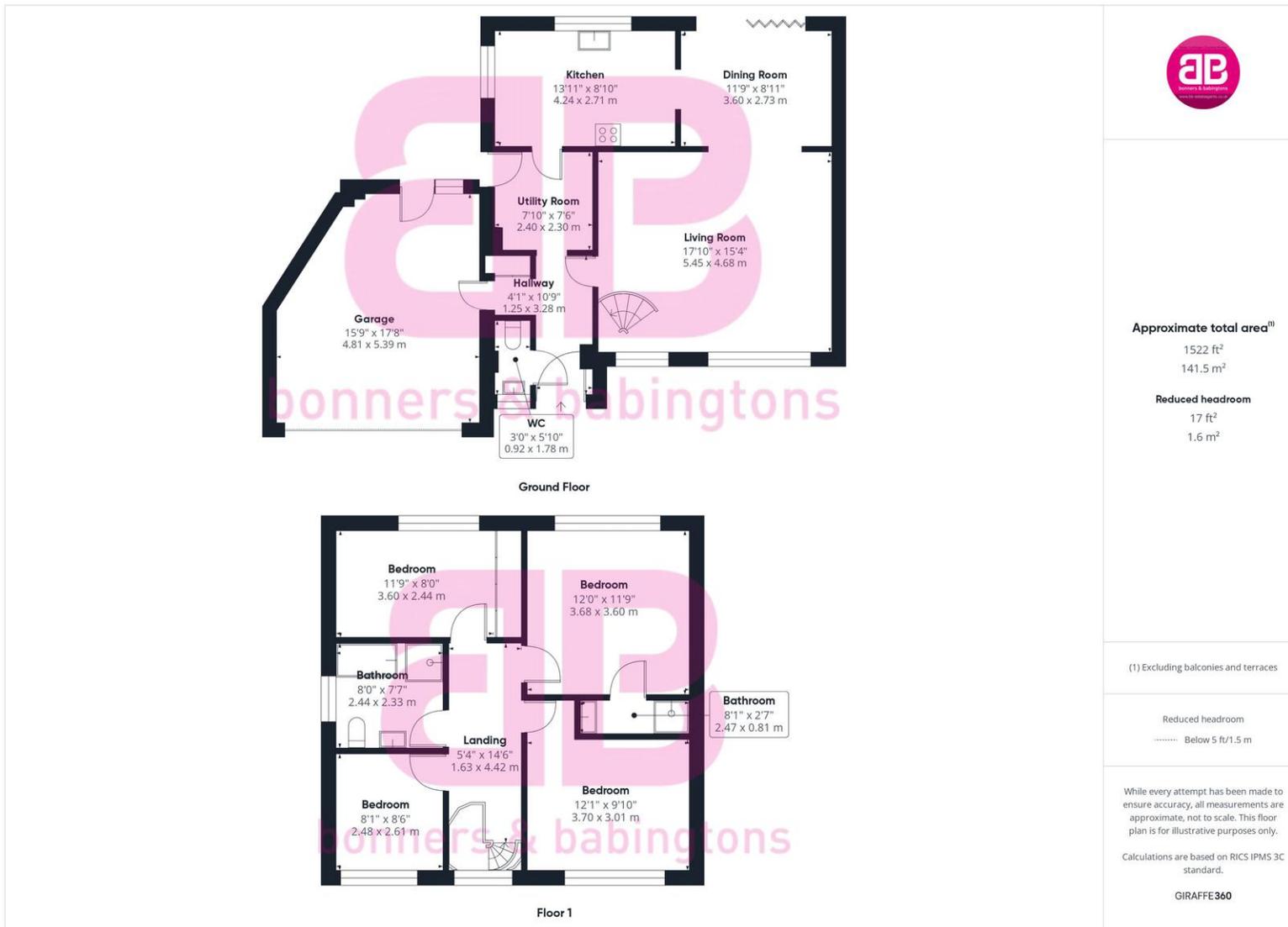
For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham, London, the M25 and M4 motorway networks. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.



Tenure: Freehold

Council Tax Band: F

EPC: TBC



**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, High Wycombe, Buckinghamshire, HP14  
3DA

**01494 485560**

stokenchurch@bb-estateagents.co.uk

