



**Connells**

Swilley Gardens Oxford Road  
Stokenchurch High Wycombe



# Swilley Gardens Oxford Road Stokenchurch High Wycombe HP14 3NZ

For Sale guide price  
**£220,000**



## Property Description

This beautifully presented one-bedroom apartment is situated in the attractive Swilley Gardens development in the heart of Stokenchurch. Finished to a high standard throughout, this modern home offers a bright and spacious open-plan kitchen/living area, featuring integrated Bosch appliances and bespoke cabinetry.

The double bedroom is generously sized, with fitted wardrobes for storage and the contemporary bathroom includes a rainfall shower over the bath. Residents also benefit from one allocated parking space and additional visitor parking spaces.

Viewings highly recommended



## Hall

3' 5" x 12' 9" ( 1.04m x 3.89m )

## Kitchen/ Lounge

12' 8" x 16' 7" ( 3.86m x 5.05m )

## Bedroom

9' 5" x 9' 7" ( 2.87m x 2.92m )

## Bathroom

7' 9" x 7' 3" ( 2.36m x 2.21m )

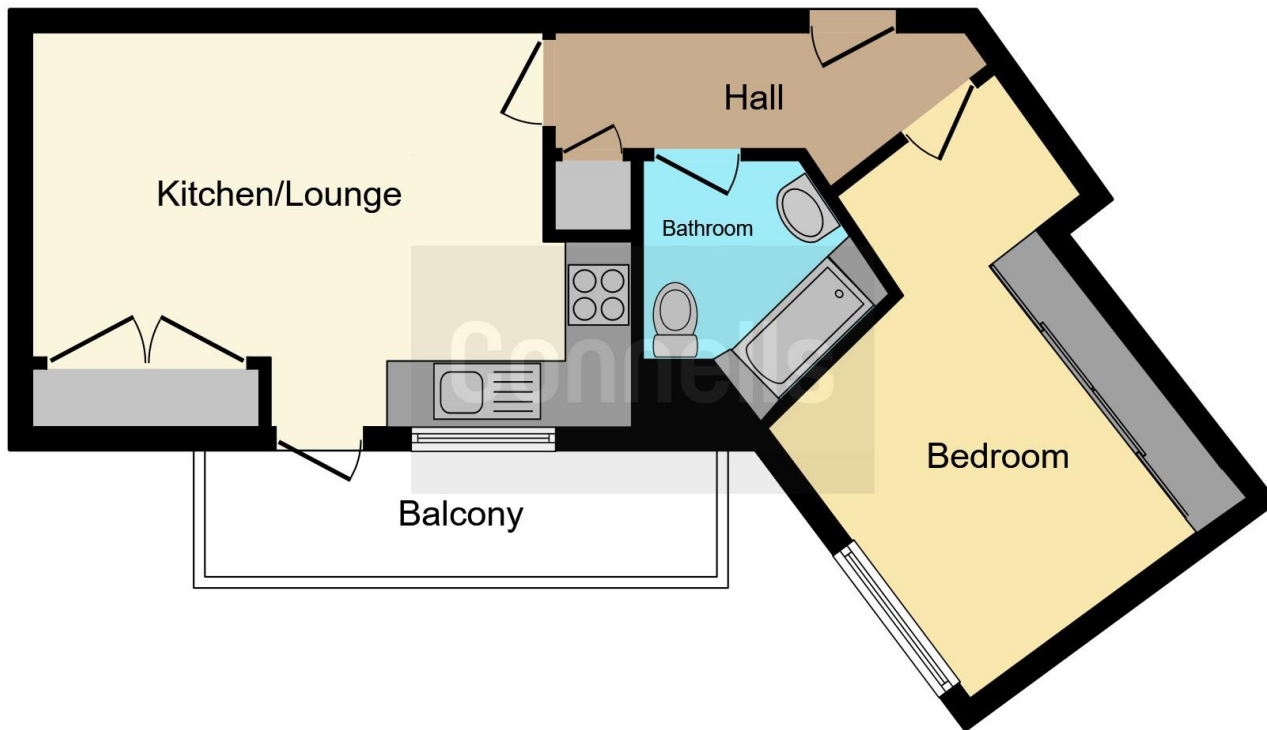
## Balcony

3' 8" x 15' 2" ( 1.12m x 4.62m )

Stokenchurch is a picturesque village offering a blend of rural serenity and modern amenities, Swilley Gardens is within walking distance of local shops and traditional pubs. The M40 motorway is easily accessible, providing excellent links to Oxford (20 miles) and London (45 miles).







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/THM306807](http://connells.co.uk/Property/THM306807)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Tenure: Leasehold



Property Ref: THM306807 - 0003