



19 Park Lane

Stokenchurch

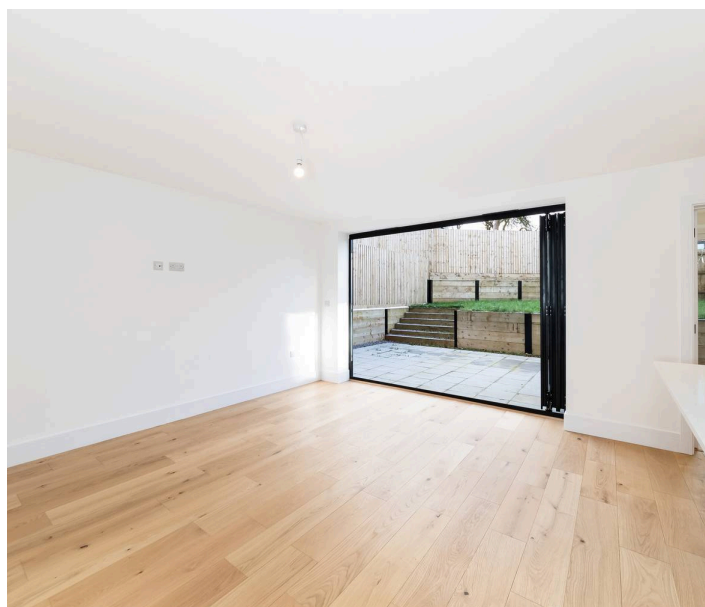
- Brand New Spacious Three Bedroom Semi-Detached Home
- Cloakroom, Living Room, Study, Open Plan Kitchen & Dining Room
- Three Bedrooms With Ensuite To Main Bedroom & Family Bathroom
- Tucked Away Location Close To Open Countryside
- Viewing Highly Recommended

Stokenchurch is a popular village nestled in the Chiltern Hills surrounded by open countryside. There are a number of local shops, café, library and some local pubs. There is also healthcare provision with both a Doctor and Dental surgery, and a chemist in the village. The schools within the area are all highly regarded. The area boasts beautiful countryside and is nearby to the riverside Town of Marlow and the larger Town of High Wycombe which offers more extensive facilities. Junction 5 of the M40 is located nearby and is ideal for the commuter both to London, Oxford and Birmingham, via either the motorway or the mainline railway service direct to Marylebone, Oxford and Birmingham located at High Wycombe approximately 9 miles away.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B



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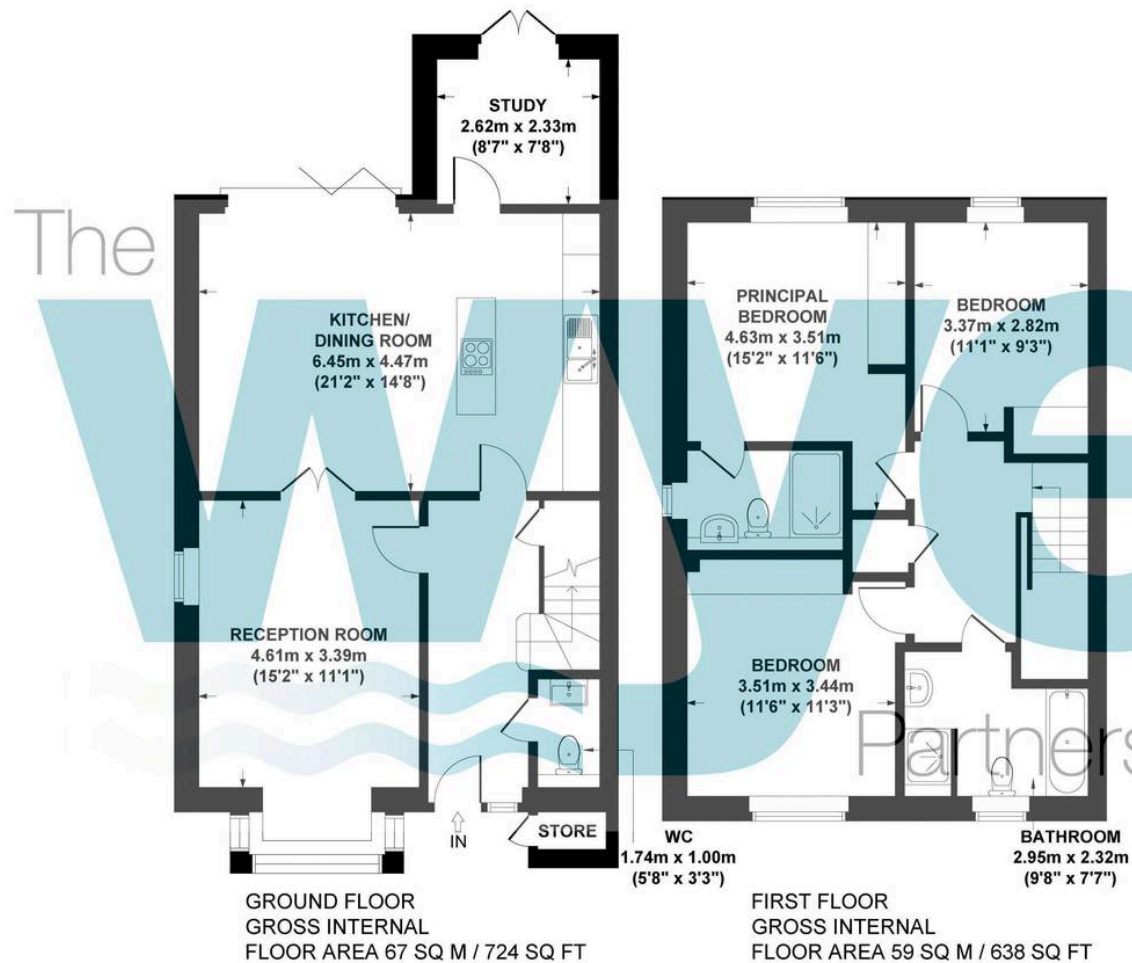
A brand new three bedroom home finished to a high standard.

The property can be found tucked away with easy access to the village centre and is also adjacent to open countryside. Constructed to a high standard the spacious accommodation comprises entrance hall, cloakroom/W.C., living room, dining area with bi-fold doors opening to rear, kitchen area with quartz work tops & Neff appliances, study, first floor landing, three bedrooms, ensuite to main bedroom, family bathroom with separate walk in shower and bath. The house has solar panels and gas heating, under floor to the ground and radiators to the first floor. Engineered oak floors to ground floor match the oak staircase with carpet to first floor. Outside there is allocated parking for two cars and landscaped rear garden with large patio area.

There is a £300.00 per year service charge that contributes towards the up keep of the road and frass areas.







PARK LANE, STOKENCHURCH, HIGH WYCOMBE, BUCKS, HP14 3TQ
APPROX. GROSS INTERNAL FLOOR AREA 126 SQ M / 1362 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

The Wye Partnership Stokenchurch

Kingston House, Oxford Road, Stokenchurch – HP14 3TA

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By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

