



honnors & babingtons

Wormsley Crescent  
Stokenchurch

# Wormsley Crescent Stokenchurch Buckinghamshire HP14 3TS

Guide Price £500,000

This attractively presented 3 bedroom family home enjoying a substantial 110ft sunny rear garden and offers spacious living accommodation. This rarely available home is located in a quiet close in the popular village of Stokenchurch with potential to extend STPP.

The property consists of a porch ideal storage for coats and shoes. All rooms lead from the main hallway, the open plan living/dining room is spacious and includes an open fireplace. There is a sun room to the rear of the living room, with doors leading out onto the sunny rear garden. The kitchen offers ample eye and waist level storage units and space for white goods, there is a lean to with downstairs WC & utility and access to the garage.

Upstairs there are 3 bedrooms, all which benefit from fitted storage. The family bathroom has a bath with overhead shower.

## Outside

The stunning South East facing 110 ft rear garden is a gardeners dream. Laid mainly to lawn with a small patio area, ideal for alfresco dining during the summer months. The sunny garden also boasts rural views over the abutting fields. To the front of the property is off road parking for several vehicles and a garage with lights and power.

Other notable features include oil 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.



**Tenure:** Freehold  
**Council Tax Band:** D



#### 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

