



**wye**  
Partnership  
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**FOR SALE**  
01494 509 377



**4 Marcourt Road, Stokenchurch, Buckinghamshire, HP14 3QX**  
**£415,000**

## 4 Marcourt Road

Stokenchurch, High Wycombe

- Spacious End Of Terrace Home
- Cloakroom, Kitchen/Diner, Utility & Large Lounge
- Three Bedrooms & Family Bathroom
- Garage/Workshop To Side
- Offered With No Onward Chain

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: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



## 4 Marcourt Road

Stokenchurch, High Wycombe

Spacious three bedroom end of terrace home located in a popular cul de sac.

Entrance Porch | Cloakroom/W.C. | Inner Hall | Kitchen/Diner | Lounge | Utility Room | First Floor Landing | Three Good Size Bedrooms | Family Bathroom/W.C. | Gas Heating To Radiators | Double Glazing | Rear Garden | Off Street Parking | Garage/Workshop | No Onward Chain |

Offered to the market with no onward chain is this deceptively spacious three bedroom end of terraced home with garage/workshop to the side. Located in popular cul de sac the accommodation comprises entrance porch, cloakroom/W.C., inner hall with stair rising to first floor, kitchen/dining area converted from original garage space, large living room with doors opening to rear garden, utility room, first floor landing, three bedrooms and family bathroom. Outside there is off street parking to front and to the rear enclosed gardens laid to patio and lawn. The garage/workshop is to the side with doors to the rear.

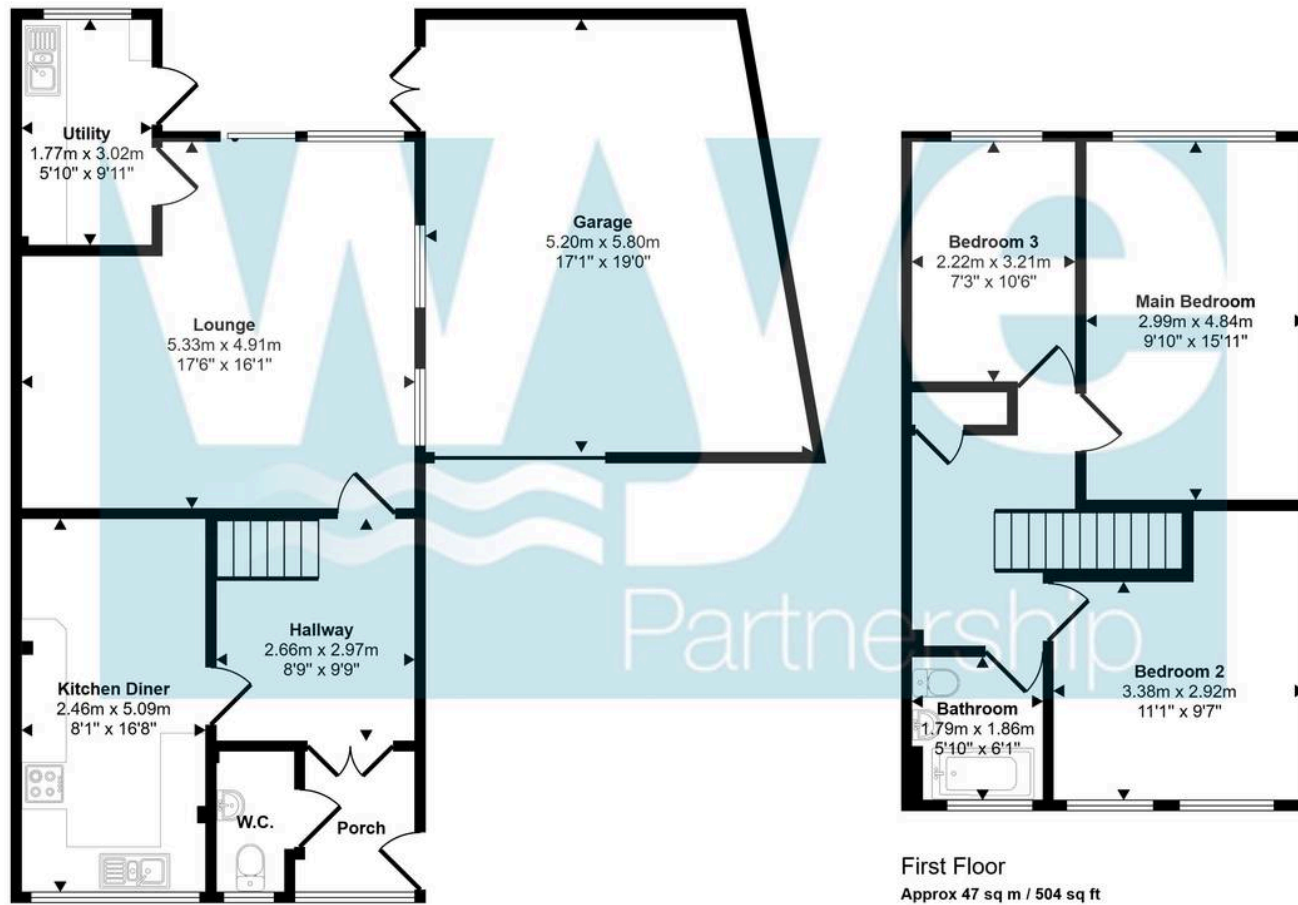








Approx Gross Internal Area  
130 sq m / 1403 sq ft



Ground Floor  
Approx 84 sq m / 900 sq ft

First Floor  
Approx 47 sq m / 504 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# The Wye Partnership Stokenchurch

Kingston House, Oxford Road, Stokenchurch - HP14 3TA

01494 509377 • [stokenchurch@wyeres.co.uk](mailto:stokenchurch@wyeres.co.uk) • [www.wyeres.co.uk/](http://www.wyeres.co.uk/)

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