



29 Pigeon Farm Road, Stokenchurch, Buckinghamshire, HP14 3TE

£450,000

29 Pigeon Farm Road

Stokenchurch, High Wycombe

- Cul De Sac Location With Easy Access To Village Amenities & Local School
- Three Bedrooms & Family Bathroom To First Floor
- Entrance Hall, Open Plan Lounge/Dining Room & Modern Kitchen
- Ample Off Street Parking & Garage
- Good Size Garden To Rear
- No Onward Chain

Stokenchurch is a popular village nestled in the Chiltern Hills surrounded by open countryside. There are a number of local shops, 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: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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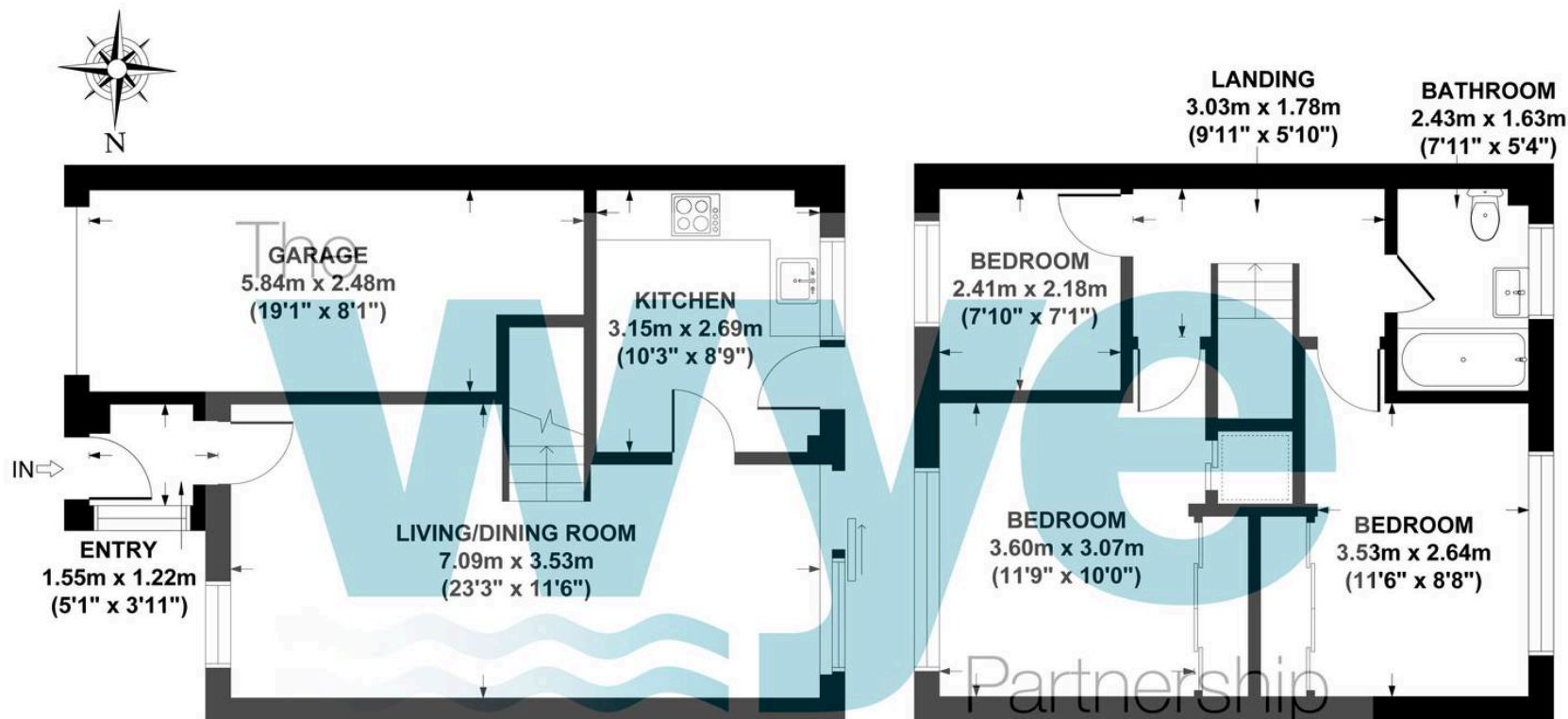
Stokenchurch, High Wycombe

An improved well presented three bedroom detached home offered with no onward chain.

Found at the end of popular residential cul de sac this property is located with easy access to village amenities, local school, parks and open countryside. The well presented accommodation comprises entrance hall, lounge/dining room with aspect to front and rear, modern fitted kitchen, first floor landing, three bedrooms, bathroom and gas heating to radiators. Outside there is ample off street driveway parking and garage to front. The good size rear garden is laid to patio and lawn. Offered with no onward chain.







GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 50 SQ M / 535 SQ FT

FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 43 SQ M / 466 SQ FT

29 PIGEON FARM ROAD, STOKENCHURCH, BUCKINGHAMSHIRE, HP14 3TE
APPROX. GROSS INTERNAL FLOOR AREA 93 SQ M / 1001 SQ FT
(INCLUDING GARAGE)

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.

