



70 Marlow Road, Stokenchurch, Buckinghamshire, HP14 3QJ
£265,000

70 Marlow Road

Stokenchurch, High Wycombe

- A Rarely Available Large First Floor Maisonette
- Living Room With Balcony
- Two Double Bedrooms
- Modern Fitted Kitchen & Bathroom
- Private Garden & Garage
- Double Glazing & Gas Heating To Radiators

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: Leasehold

EPC Energy Efficiency Rating: C



70 Marlow Road

Stokenchurch, High Wycombe

A first floor maisonette with large private garden and garage.

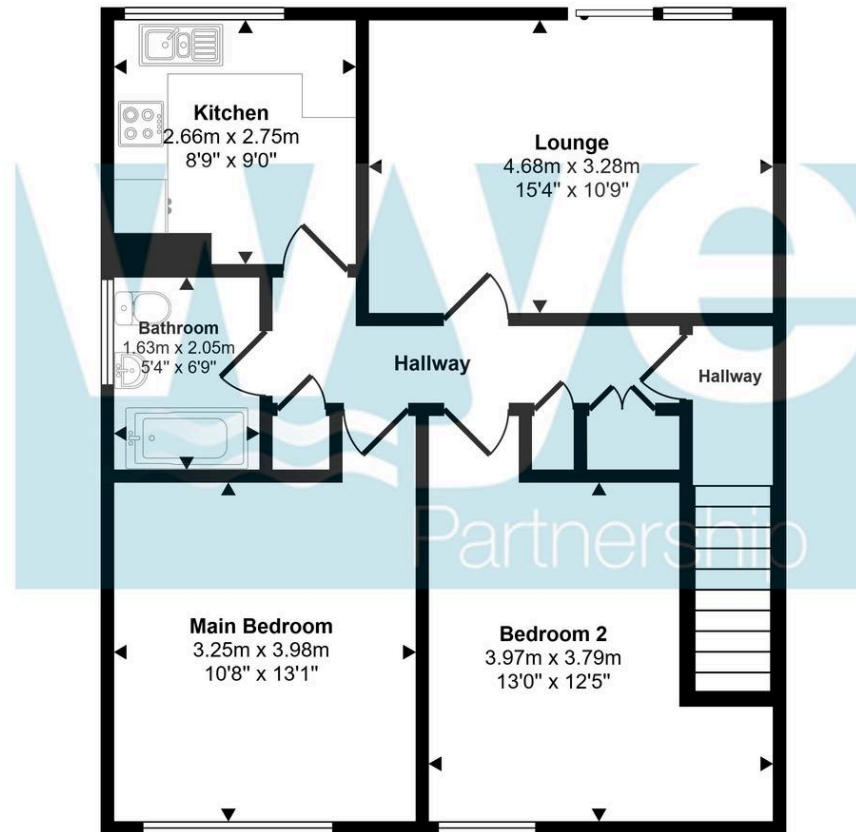
Found in a small development of just four properties this large first floor maisonette offers spacious, stylishly presented accommodation. Your own front door leads to a private entrance hall with stairs rising to your inner hall that provides access to all rooms, built in storage cupboards and loft access providing further storage. The living room and balcony overlook the gardens to rear as does the modern fitted kitchen. The remaining accommodation includes two large double bedrooms, bathroom fitted in a white suite, gas heating to radiators and double glazing. Outside there is parking to front, garage in block to rear and a large private garden with level lawn and paved patio. Viewing is highly recommended.

The property benefits from 939 years remain on the lease. There are no service charges and the ground rent is £5.00 per year.





Approx Gross Internal Area
67 sq m / 721 sq ft



First Floor

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 • www.wyeres.co.uk/

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. |

