



# 30 Scholars Rise

Stokenchurch, High Wycombe

- Modern End Of Terrace Home In A Cul De Sac Location
- Recently Redecorated & Modern Fitments Throughout
- Three Bedrooms With En-Suite Shower Room To Main Bedroom
- Living Room, Cloakroom, Kitchen/Dining Room & Conservatory
- Allocated Off Street Parking & Front And Rear Garden
- 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: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



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A modern three bedroom end terrace home found in a cul de sac location.

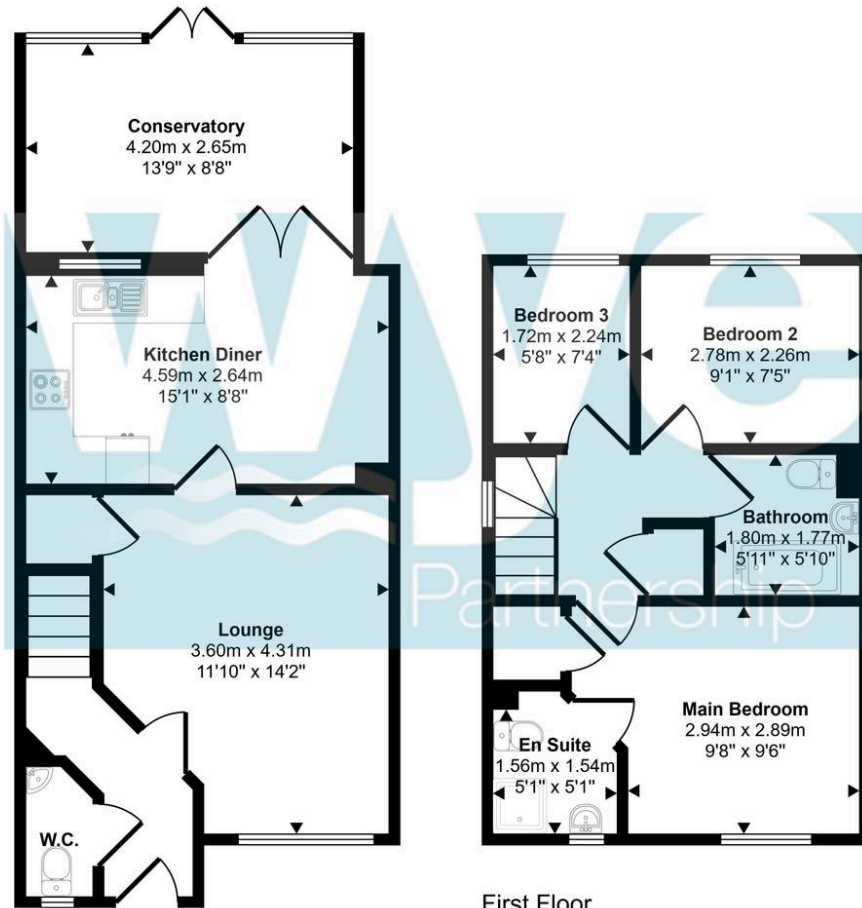
Having been recently redecorated and offered with no onward chain this end of terrace home is ready to move into. With the additional of a conservatory to rear and modern fittings throughout the accommodation comprises entrance hall, cloakroom/W.C., living room, modern fitted kitchen/dining room with double doors opening to a conservatory providing additional reception room, first floor landing, three bedrooms, shower room/W.C. to main bedroom, family bathroom/W.C. gas heating to radiators, double glazing, allocated parking, front and rear garden.

There is an annual service charge of £300.00 towards the upkeep of the road and communal areas.





Approx Gross Internal Area  
80 sq m / 865 sq ft



Ground Floor  
Approx 47 sq m / 505 sq ft

First Floor  
Approx 33 sq m / 360 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

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