



Connells

Marlow Road
Stokenchurch HIGH WYCOMBE

Marlow Road Stokenchurch HIGH WYCOMBE HP14 3SL

for sale
£400,000



Property Description

Situated on Marlow Road in the popular village of Stokenchurch, this well-proportioned two-bedroom semi-detached bungalow offers comfortable single-level accommodation together with attractive outside space and off-road parking.

The accommodation begins with a welcoming entrance hall leading into a spacious living/dining room, featuring a bay window which provides plenty of natural light. The kitchen is fitted with a range of wall and base level units, an integrated oven and hob, and space for additional white goods. A separate utility room provides further practical storage and appliance space.

There are two bedrooms, offering flexibility for a variety of needs, together with a family bathroom.

Outside, the enclosed rear garden provides an attractive space for relaxing and entertaining, with both patio and decked seating areas as well as a summer house. To the front, a driveway provides off-road parking for two cars.

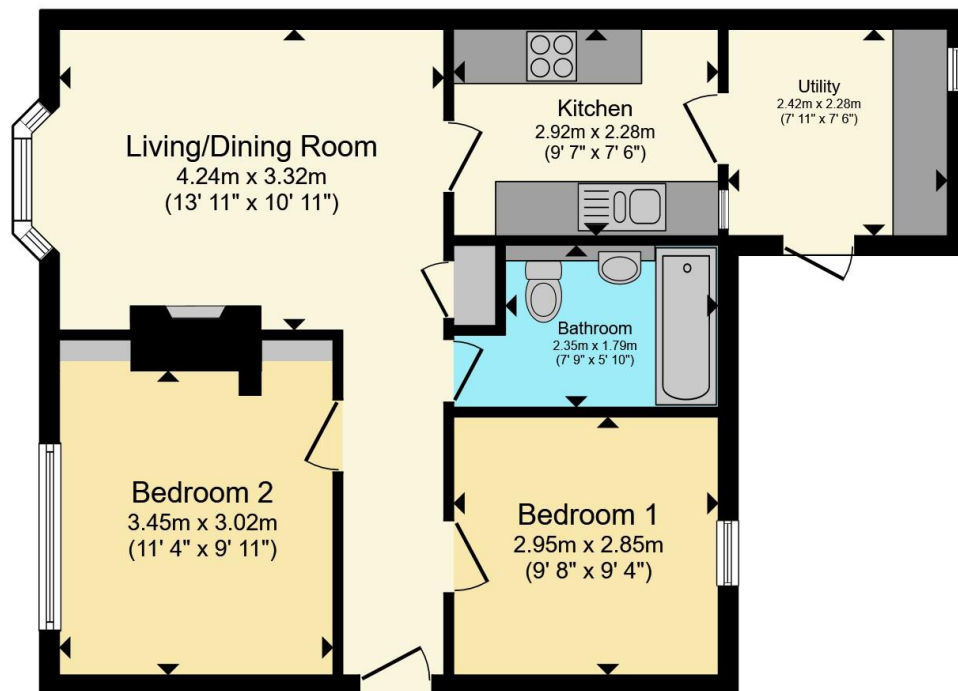
Stokenchurch offers a range of everyday amenities and schooling, including Stokenchurch Primary School, while the village is well placed for connections to surrounding towns. Saunderton railway station is approximately 3.2 miles away, with High Wycombe also within easy reach. The area also benefits from access to the M40, making it conveniently positioned for commuters and those travelling towards London and Oxford.

Agents Note

AML Fee - Purchasers

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor

Total floor area 57.8 m² (622 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/WYC313911

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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