



## Bartholomew Tipping Way, High Wycombe, HP14 3RX

CHARRISON DAVIS ARE THE VENDORS SOLE SELLING AGENT FOR THIS BRIGHT AND SPACIOUS MODERN STYLE 2 DOUBLE BEDROOM SEMI DETACHED HOUSE WITH OWN DRIVE PARKING TO THE SIDE AND AVAILABLE WITH NO ONWARD CHAIN! (THIS WAS ORIGINALLY A 3 BEDROOM HOUSE).

THIS EXCELLENT PROPERTY WOULD MAKE AN IDEAL FIRST TIME BUY OR RENTAL INVESTMENT AND WITH GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS HAS AN ENTRANCE PORCH, GOOD SIZED LOUNGE AND A FULL WIDTH MODERN FITTED KITCHEN/DINER TO THE REAR. UPSTAIRS HAS 2 DOUBLE BEDROOMS AND A MODERN SHOWER ROOM AND TOILET.

OUTSIDE YOU HAVE A LARGER THAN EXPECTED LAWNED REAR GARDEN WITH A SHED/WORKSHOP.

Stokenchurch is a sought-after village nestled in the scenic Chiltern Hills. Within a short walk the village offers a range of amenities, including local shops (TESCO EXPRESS) and traditional pubs. Healthcare needs include both a doctor's surgery, a dental clinic, and a pharmacy all located within the village.

The area is served by highly regarded schools, making it an attractive choice for families.

Stokenchurch enjoys proximity to the charming riverside town of Marlow and the larger town of High Wycombe, both of which provide a wider array of shopping, dining, and leisure facilities.

Access to Junction 5 of the M40, is within a 2 minute drive offering convenient links to London, Oxford, and Birmingham.

**Asking Price £319,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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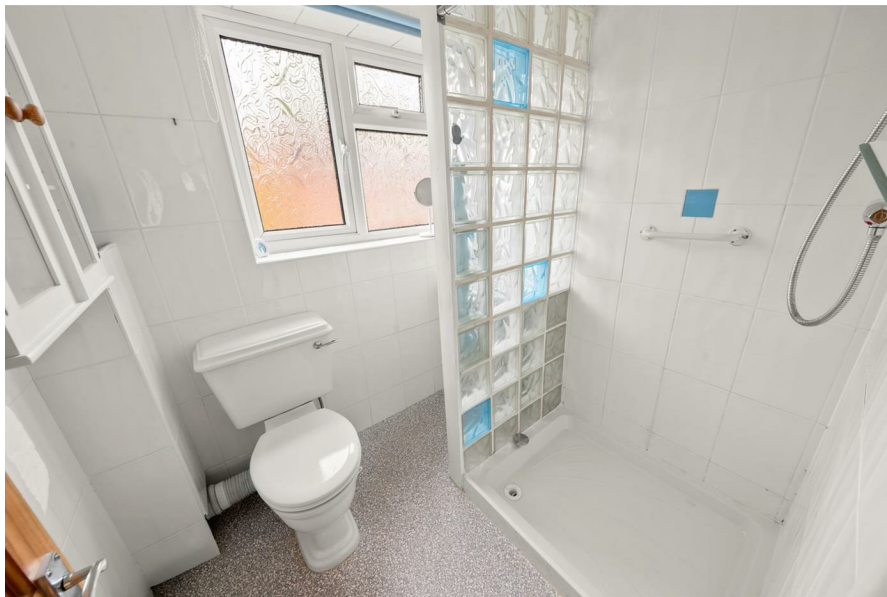
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Approximate Gross Internal Area = 71.40 sq m / 769 sq ft  
 Shed = 9.62 sq m / 103 sq ft  
 Total = 81.02 sq m / 872 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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## Energy Efficiency Rating

|                                                                                                                                                                                                                                                                                              | Current                            | Potential                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p>67</p>                          | <p>79</p>                                                                             |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            | <p>EU Directive<br/>2002/91/EC</p> |  |

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