



Musgrave Walk  
Stokenchurch



bonners & babingtons

# Musgrave Walk, Stokenchurch, Buckinghamshire, HP14 3RY

Price - £260,000

Bonnors & Babingtons are proud to present this modern one bedroom terrace house boasting a large conservatory and allocated parking. Situated in a quiet cul-de-sac in the heart of this HIGHLY REGARDED VILLAGE within a short level stroll of amenities. GOOD TRANSPORT LINKS.

The property consists of; entrance porch with fitted storage for shoes and coats. The practical kitchen has ample eye and waist level storage, built in appliances such as double electric oven, dishwasher, fridge and freezer. The reception room is cosy and is ideal for gathering as a family at the end of a day with a feature gas fireplace. The conservatory is a great addition and has space for seating and a dining table with Bi-fold doors opening out to the sunny rear garden.

## Upstairs

To the first floor, the master bedroom is spacious and provides fitted wardrobes and additional storage. The family bathroom is modern with a double walk in shower and boasts underfloor heating.

## Outside

The rear garden is laid mainly to paving, being boarded by shrubs providing an excellent level of privacy. To the front, there is an allocated parking space for the residence and further visitors parking.





Stokenchurch is a popular Buckinghamshire village situated in the Chiltern Hills. The village facilities include shops for day to day use, a doctor's surgery, post office, library, Primary School, numerous pubs and restaurants. There is excellent walking and riding in the area. A more extensive range of facilities can be found in High Wycombe, approximately nine miles distant. For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham, London, the M25 and M4 motorway networks. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.

Council Tax Band - B  
EPC - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate total area<sup>(1)</sup>  
491.8 ft<sup>2</sup>  
45.69 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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#### Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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