



bonners & babingtons

Littlewood  
Stokenchurch

# Littlewood, Stokenchurch Buckinghamshire HP14 3TF

Guide Price - £365,000

Presented in excellent order throughout an extremely well maintained and recently upgraded terrace home situated in this sought after area in the hill top village of Stokenchurch set in the heart of the Chiltern Hills.

The accommodation includes : On the first floor. Two double bedrooms, recently installed family bathroom. On the ground floor fully fitted kitchen/dining room and living room. The kitchen includes oven, hob, fridge/freezer and washing machine.

Outside. The rear garden is extremely well maintained and includes a patio area ideal for entertaining on those warm summer evenings. The rest of the garden is mainly laid to lawn with various shrub and flower borders and beds. The front has an area off grass and a drive where easily three vehicles can be parked.

The property has gas to radiator central heating and is fully double glazed. We recommend an early viewing as properties in this "Show Home" condition rarely become available.





## Location

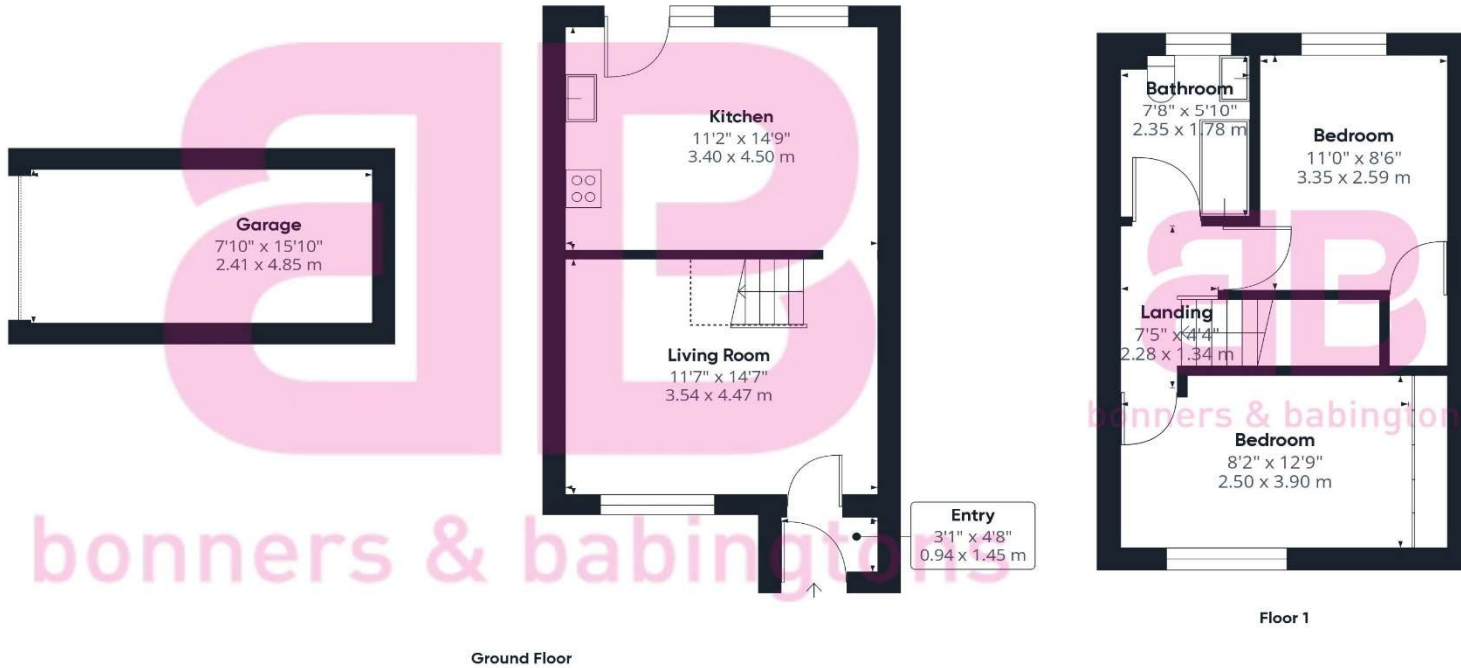
Stokenchurch is a popular Buckinghamshire village situated in the Chiltern Hills.

The village facilities include shops for day-to-day use, a doctor's surgery, post office, library, Primary School, Public House, restaurants and cafe.

There is excellent walking and riding in the area. A more extensive range of facilities can be found in High Wycombe, approximately nine miles away.

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.





**Approximate total area<sup>(1)</sup>**

766.39 ft<sup>2</sup>  
71.2 m<sup>2</sup>

**Reduced headroom**

16.15 ft<sup>2</sup>  
1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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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