



Gardens Close
Stokenchurch



bonners & babingtons

**Gardens Close
Stokenchurch
Buckinghamshire
HP14 3SP**

Price £375,000

A beautifully refurbished two bedroom home situated in a tucked away close within a short walk from the village amenities.

The accommodation briefly comprises entrance hall, living/dining room room, Bell top conservatory with double doors opening onto the rear garden, fitted kitchen/breakfast room with integrated appliances, landing with access to the loft space, good size main bedroom, second bedroom with built in wardrobes and superb refitted shower room.

Outside there is an enclosed rear garden, small frontage and one allocated parking with additional parking.

The property also benefits from replacement double glazing, double glazing and is sold with NO UPPER CHAIN.

**Council Tax Band D
EPC Rating C**





Location

Stokenchurch is a 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



Landing

6'7" x 6'0"
2.02 x 1.85 m

Floor 1

Approximate total area⁽¹⁾

689.50 ft²
64.06 m²

(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.

GIRAFFE360

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

1 Karenza, Wycombe Road,
Stokenchurch, Bucks, HP14 3DA

01494 485560

www.bb-estateagents.co.uk

