



bonners & babingtons

Parrs Road
Stokenchurch

Parrs Road, Stokenchurch Buckinghamshire, HP14 3QF

OIEO - £500,000

A superb detached home situated in a popular road in this sought after village within easy walking distance of amenities and open countryside. The property offers well proportioned rooms.

The accommodation briefly comprises on the ground floor; an entrance hallway which all rooms lead from, with room for shoes and coats. The well proportioned living room is light and airy and benefits from a open fire, this leads through to the conservatory, it is a great addition to the house as it creates that extra living space, ideal for family life. It has French doors out to the sunny rear garden. The kitchen is well equipped with space for white goods, ample eye and waist level storage units and a door leading to the rear garden. In addition, there is a downstairs shower room with a shower and toilet.

On the first floor there are 3 double bedrooms, the principle bedroom benefits from fitted storage. The family bathroom is spacious and has a bath with an overhead shower. There is also a separate wc.

Outside there is double driveway leading to a single garage with an `up and over` door and good size secluded south facing rear garden with paved patio ideal for Alfresco dining and expanse of lawn beyond.

Other notable features ; The property also benefits from gas central heating and loft space.



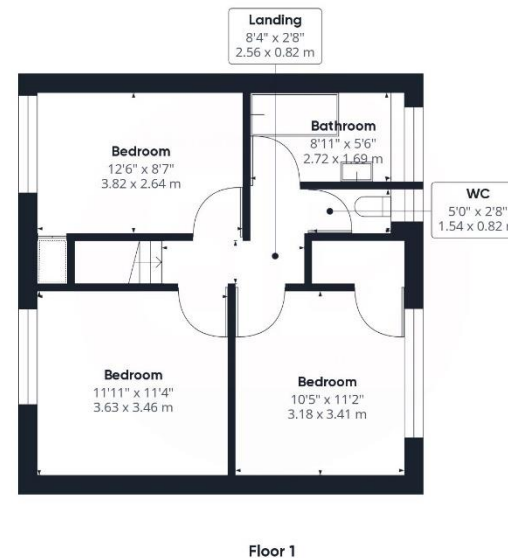
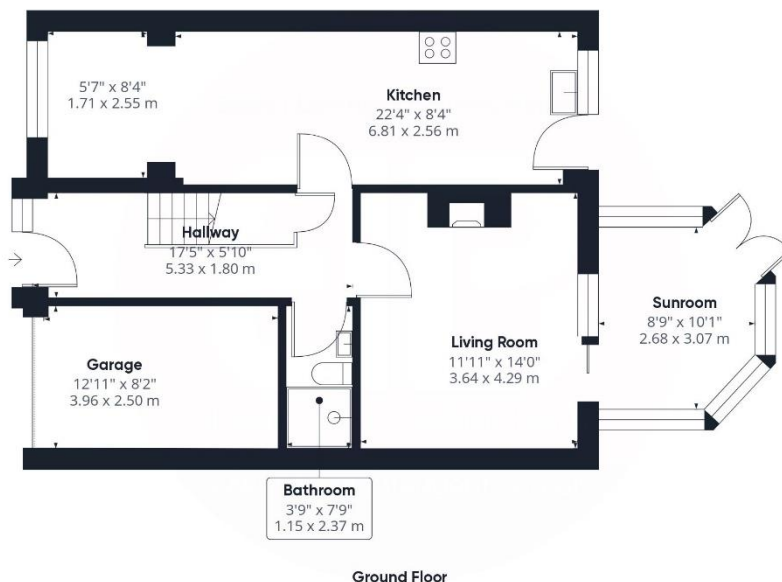


Stokenchurch

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.

Council Tax Band – E
EPC - D



Approximate total area⁽¹⁾

1233.47 ft²
114.59 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.

GIRAFFE 360

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, Buckinghamshire, HP14
3DA

01494 485560

www.bb-estateagents.co.uk

