



bonners & babingtons

Parrs Road
Stokenchurch

Parrs Road,
Stokenchurch
Buckinghamshire,
HP14 3QF

Offers Over £525,000

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 is beautifully presented with a modern contemporary interior and offers well proportioned rooms.

The accommodation briefly comprises on the ground floor; an entrance porch, with room for shoes and coats. The well proportioned living room is light and airy and benefits from a log burner, this leads through to the open plan kitchen/diner, it is well equipped with space for white goods, ample eye and waist level storage units and a door leading to the conservatory. The conservatory 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.

On the first floor there the landing gives access to the loft space, there are 3 double bedrooms and a further single, 2 bedrooms benefiting from fitted storage and a large family bathroom.

Outside there is double driveway leading to an integral garage with electric `roll up` door and good size secluded south facing rear garden with paved patio ideal for Alfresco dining and expanse of lawn beyond. At the bottom of the garden there is a raised decked area with a storage shed. The property also benefits from UPVC double glazing and gas central heating.



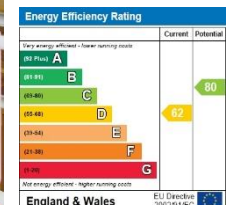


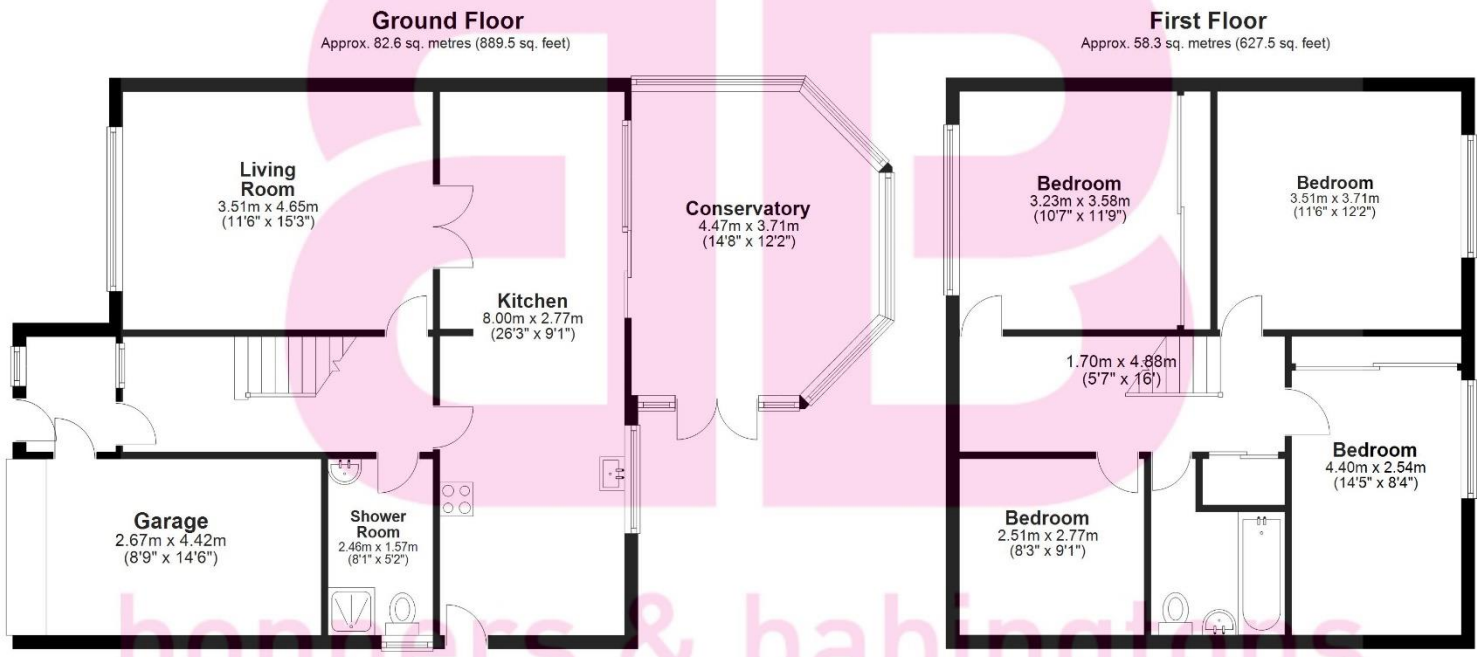
Stokenchurch

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





Total area: approx. 140.9 sq. metres (1517.0 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.
Plan produced using PlanUp.

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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