



bonners & babingtons

Marcourt Road
Stokenchurch

Marcourt Road, Stokenchurch, Buckinghamshire, HP14 3QU

Price : £385,000

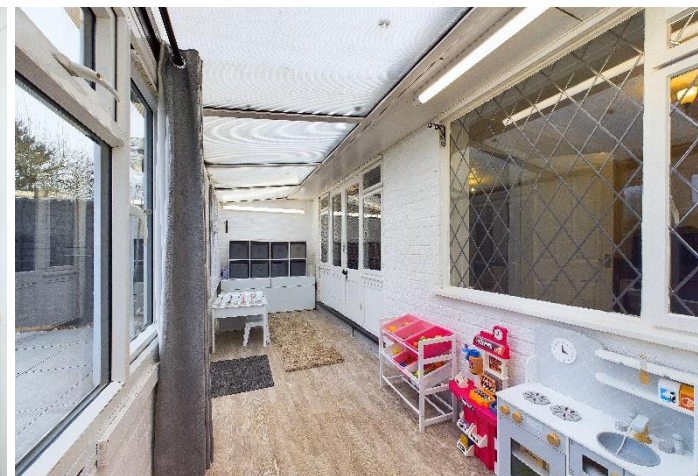
BONNERS & BABINGTONS OFFER - This two bedroom semi-detached bungalow, situated in a cul-de-sac location in the popular village of Stokenchurch. Close to local shops and amenities.

The accommodation briefly comprises: Entrance hallway which leads to all rooms, a spacious living room which flows through to a large conservatory with French doors into the rear garden, the kitchen is well equipped and offers ample storage and space for white goods. In addition, there is another reception room which would create the ideal study or playroom. The modern family bathroom has a bath with overhead shower. There are also 2 double bedrooms both space for wardrobes. The garage has been converted for additional storage and utility area.

Outside there is a low maintenance good sized private rear garden laid mainly to lawn with a private patio area, ideal for alfresco dining in the summer months. To the front of the property there is a driveway for multiple vehicles with additional covered storage.

Other notable features include: Gas central heating, partially boarded loft and double glazing throughout.

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,



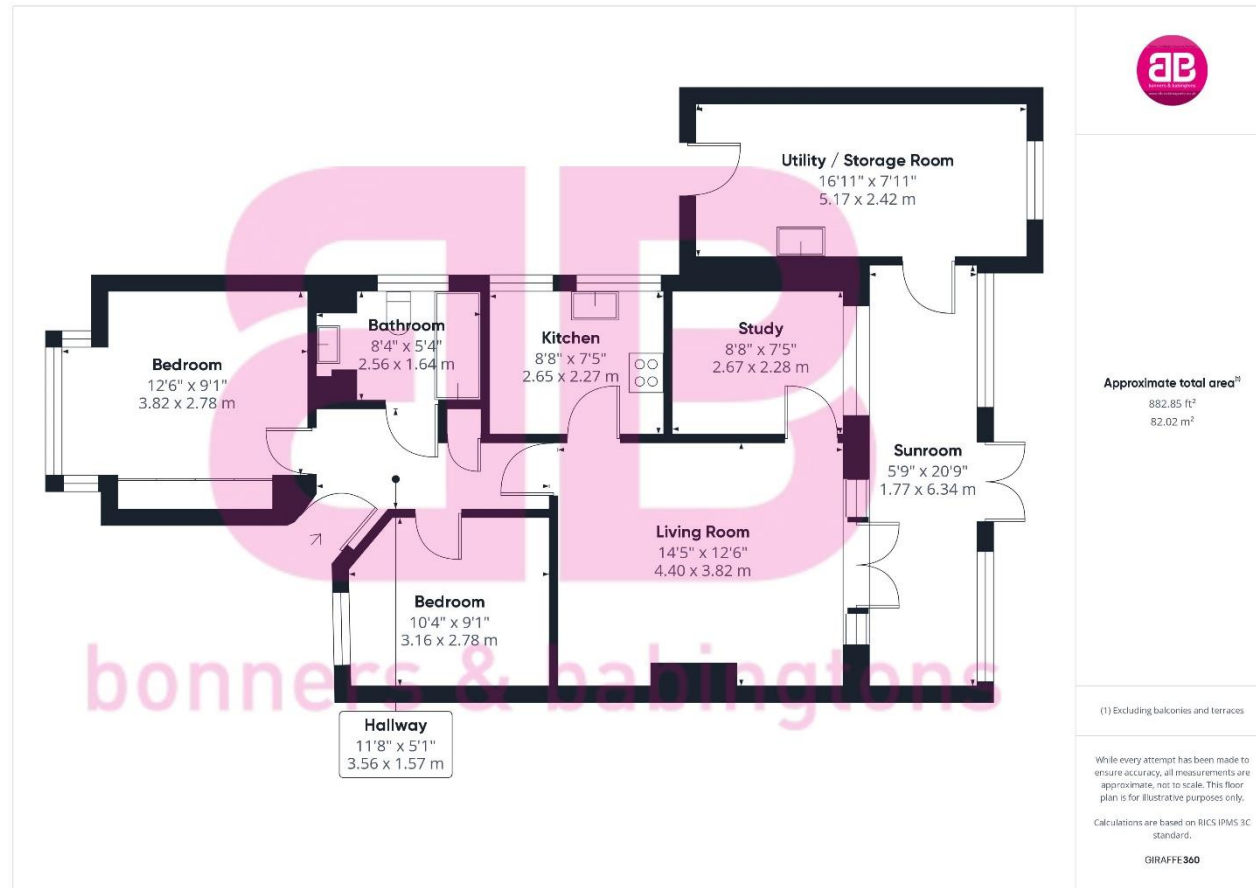


numerous pubs and restaurants. There is excellent walking and riding in the area. A more extensive range of facilities can be found in High Wycombe, approximately nine miles distant. For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham, London, the M25 and M4 motorway networks. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.

Council Tax Band D
EPC – D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		65
(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



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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