



Slade Road  
Stokenchurch



bonners & babingtons

# Slade Road, Stokenchurch, Buckinghamshire, HP14 3QQ

**Guide Price : £445,000**

A beautifully presented & stylish 3/4 bedroom town house split across three floors offering a contemporary interior throughout, a good sized sunny rear garden and driveway parking for two cars. Situated in the heart of the village, close to local shops and amenities. EXCELLENT TRANSPORT LINKS.

The ground floor comprises of an entrance porch, with space for shoes and coats, that leads through to the spacious hallway, where all rooms lead from. The kitchen is modern throughout and generous in size, boasting built in appliances such as fridge freezer, washing machine, induction hob and oven. There is a door leading to the sunny rear garden. There is a reception room, which can be used to the buyers requirements, whether that be the 4th bedroom or dining room. In addition there is a downstairs toilet.

## First Floor

To the first floor, the living room is light and airy throughout boasting an electric fireplace, there are double doors opening into an additional reception room which is versatile to the buyers requirements.

## Second Floor

The second floor provides two double bedrooms, one which boasts fitted storage. There is a family bathroom with a bath, overhead shower and heated towel rail.

## Outside

There is a well maintained, private, south east facing rear garden which is mainly laid to lawn with a large patio area, ideal for alfresco dining and entertaining in the warm





summer months, boasting a five seater hot tub. (Negotiable)

Other notable features include gas central heating, double glazing throughout, parking for two vehicles & a partially boarded loft with a pull down ladder.

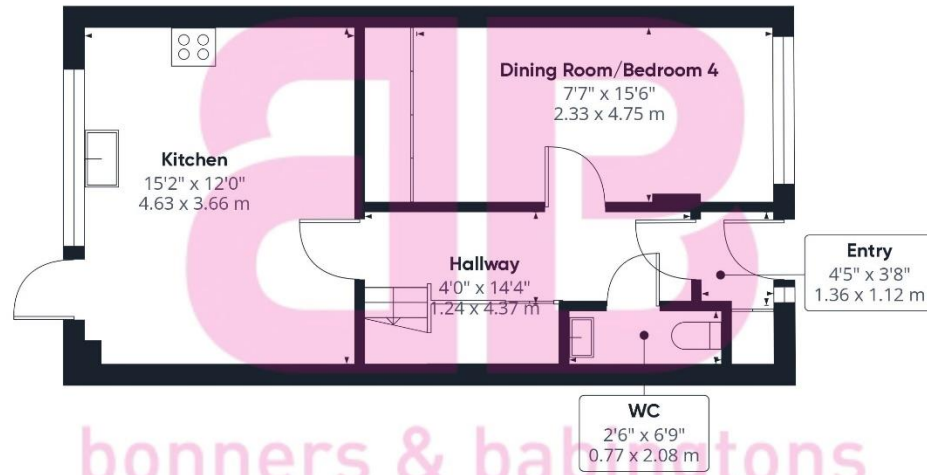
#### Location

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, 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.

EPC – C  
Council Tax Band - D



Ground Floor



Floor 1

Floor 2

Approximate total area<sup>(1)</sup>  
1143.37 ft<sup>2</sup>  
106.22 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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

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

01494 485560

www.bb-estateagents.co.uk

