



honnors & habingtons

Elizabeth Road
Stokenchurch

Elizabeth Road
Stokenchurch
High Wycombe
Buckinghamshire

HP14 3QT

Price : £450,000

A spacious 3 bedroom semi detached property, in need of modernisation and situated on a corner plot in the popular village of Stokenchurch. The property boasts a large wrap around garden, driveway parking and further extension potential (STPP). NO ONWARD CHAIN!

The property consists of a spacious entrance hallway where all rooms lead from, the living room is dual aspect and benefits from a feature fireplace. The kitchen provides ample eye and waist level storage units and offers space for white goods, with a door leading out to the garden. There is an additional reception room, formally used as a dining room. The family bathroom offers a bath & sink with a separate WC.

Upstairs there are 3 good sized bedrooms, one providing built in wardrobes. The further 2 have space for wardrobes.

Outside

The rear garden is a fantastic feature to the house, the South East facing garden wraps around to the side of the property meaning it is a great size and offers further potential for extension STPP. To the front of the property there is a large driveway for multiple vehicles.





Other notable features include gas central heating, with a 1-year-old combi boiler, a part boarded loft and double glazing throughout. No Onward Chain

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.

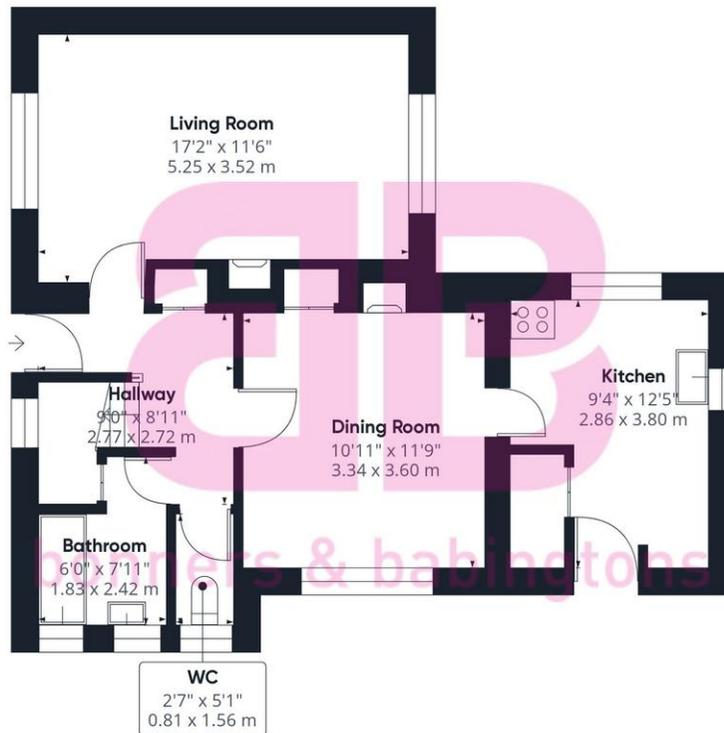


For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham, London, the M25 and M4 motorway networks. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.

Tenure: Freehold

Council Tax Band: D

EPC : TBC



Ground Floor



Floor 1

Approximate total area⁽¹⁾
988.23 ft²
91.81 m²

Reduced headroom
2.59 ft²
0.24 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

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, High Wycombe, Buckinghamshire, HP14 3DA

01494 485560

stokenchurch@bb-estateagents.co.uk

