



honnors & habingtons

Wycombe Road,  
Studley Green



Wycombe Road  
Studley Green  
Buckinghamshire  
HP14 3XB

Guide Price £550,000

A 3/4 double bedroom detached home offering versatile living accommodation with large private rear garden, double garage and generous parking. The property is located in the highly regarded village of Studley Green benefiting from excellent transport links.

The property consists of a large entrance hallway which all rooms lead from, a spacious living/dining room with a multi fuel log burner, making this a cozy place to relax in the winter months. The stylish kitchen provides ample eye and waist level storage units and extends into a separate utility room with space for white goods. There is an additional reception room which is perfect for a study for those working from home. In addition, there is a double bedroom with fitted storage and a shower room.

Upstairs there are two double bedrooms, both benefitting from built in wardrobe space. There is also a modern family bathroom, with bath, an overhead shower and heated towel rail.

#### Outside

There is a good size, south west facing rear garden mainly laid to lawn, with additional woodland to the rear, the garden is bordered by shrubs and bushes providing privacy and boasts a double garage. To the front of the property, there is further lawn area and driveway parking for multiple vehicles with side access to the rear garden and garage.







Other notable features include : Oil central heating, double glazing, potential to extend STPP.

### Location

The property is well placed for access to nearby walks in open countryside and beech woodlands and playing fields. The nearby village of Stokenchurch has shops for day-to-day use, doctor`s surgery, post office, library, Primary School, whilst more extensive facilities can be found in High Wycombe, approximately five miles distance. There is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham and London. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.

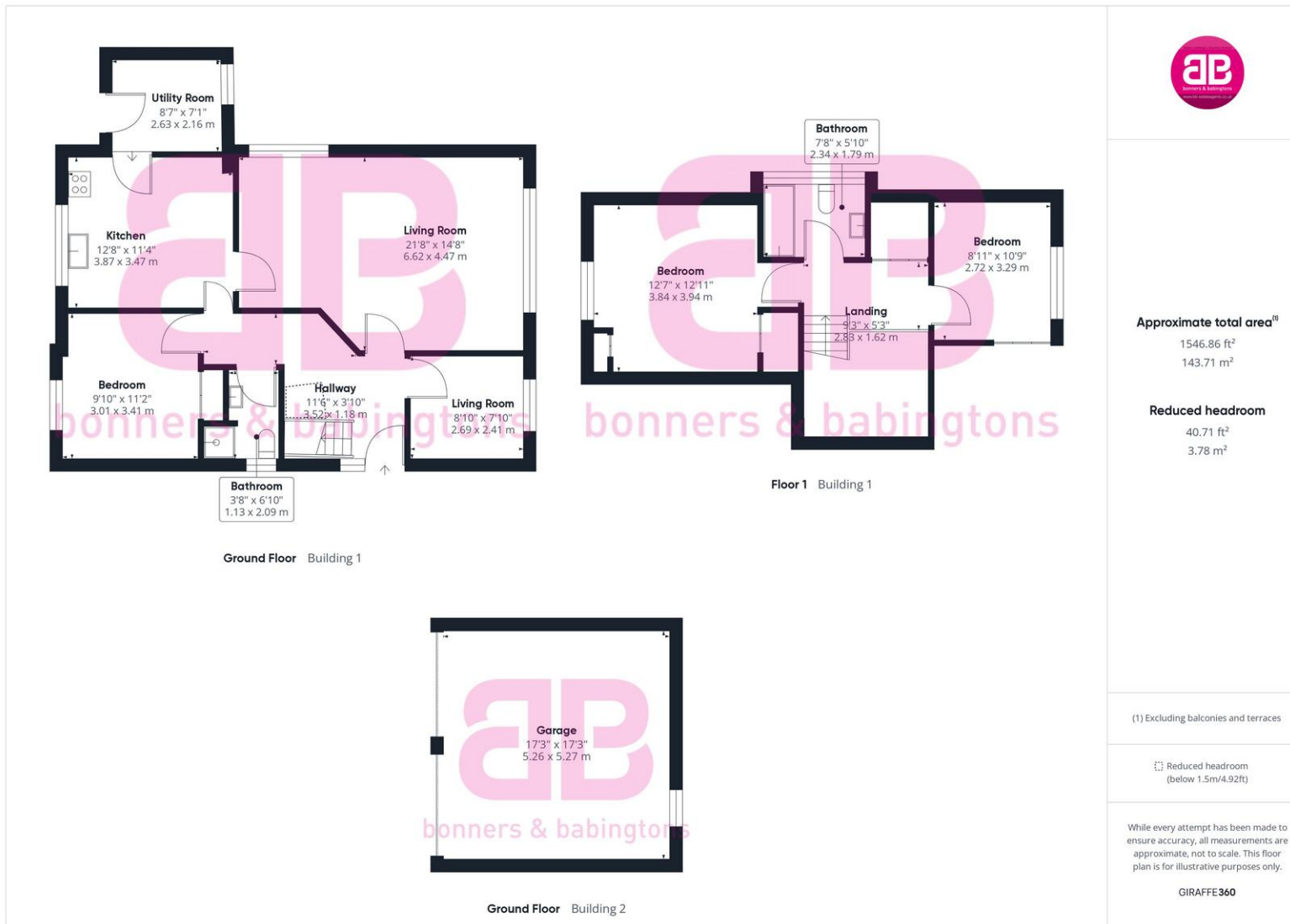


Tenure: Freehold

Council Tax Band: F

| Energy Efficiency Rating |   | Current | Potential |
|--------------------------|---|---------|-----------|
| 107-101                  | A |         |           |
| 81-101                   | B |         |           |
| 61-80                    | C |         | 77        |
| 41-60                    | D |         |           |
| 21-40                    | E |         |           |
| 1-20                     | F | 35      |           |
| 1-20                     | G |         |           |

107 energy efficient / lower running costs  
107 energy inefficient / higher running costs



**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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