



Wycombe Road Studley Green Buckinghamshire HP14 3XA

Guide Price £650,000

An immaculately presented 3 bedroom detached home which has been recently renovated by the current owners. The property boasts stunning views across the Chiltern Hills.

The accommodation briefly comprises on the ground floor; a spacious entrance hallway, which provides room for shoes and coats. The living/dining room is dual aspect and benefits from a log burning stove, creating a cozy place to relax in the winter months. A bright spacious kitchen with integrated oven and electric hob. In addition, there is a sunroom with doors to the rear garden, utility room with space for white goods, a modern downstairs toilet and a study room which is currently used as a gym.

Upstairs, there are 3 good sized bedrooms. The family bathroom provides a real WOW factor, with bath, overhead shower and heated towel rail, finished with brushed brass fittings.

Outside

The sunny rear garden is boarded by shrubs and bushes and provides a patio area, ideal for alfresco dining in the warm summer months. To the front of the property there is a large driveway for several vehicles.

Other notable features : Electric re-wire and upgraded heating system, double glazing throughout, Security alarm system fitted in 2023 and a partly boarded loft. Potential to extend STPP





Location

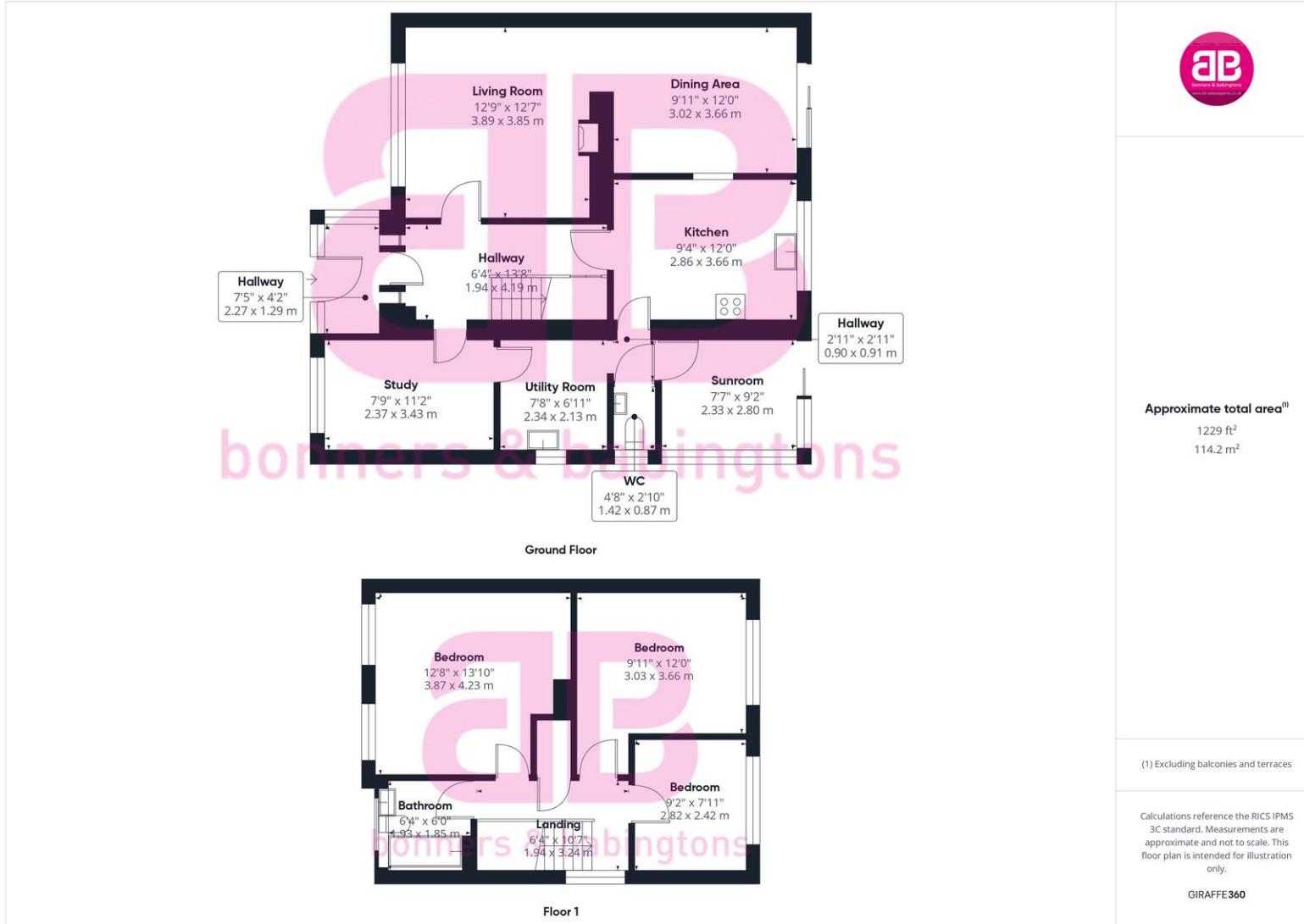
The property is well placed for access to nearby walks in the Chiltern Hills and open countryside. The Village is within an area of outstanding natural beauty and in the Village there is a garden centre and cafe. Schooling and other comprehensive facilities are found in the nearby village of Stokenchurch and the towns of High Wycombe and Princess Risborough. 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, Birmingham and Oxford.

Tenure: Freehold

Council Tax Band:

EPC : E

Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(A) plus	A		
(B) (C)	B		
(D) (E)	C		
(F) (G)	D		
(H) (I)	E		
(J) (K)	F		
(L) (M)	G		
Not energy efficient - 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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