



banners & babingtons

Pigeon Farm Road  
Stokenchurch



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Stokenchurch  
Buckinghamshire  
HP14 3TE

Offers in excess of £475,000

An immaculately presented and modern 3 bedroom detached family home. It has been upgraded by the current owner and boasts a garage, dual aspect living room and good size garden. Located in a quiet cul-de-sac offered to the market with NO ONWARD CHAIN

The property consists of an entrance porch leading to the open plan living and dining area. The living dining room is spacious and is dual aspect, with French doors that lead out to the rear garden. The kitchen is fully integrated with appliances, including a fridge freezer, washing machine, oven and gas hob, whilst also providing ample eye and waist level storage units.

Upstairs there are 3 good sized bedrooms, 2 of which are doubles and benefit from fitted storage. The family bathroom offers a bath and overhead shower and a heated towel rail.

#### Outside

To the front of the property there is a garage with up and over door with driveway parking for several cars. The rear garden includes a patio area, large lawn with borders of flowers and shrubs creating a private space.

Other notable features include: Gas central heating, short walk to outstanding primary school.







**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:** C



#### 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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