



bonners & babingtons

Barkus Way  
Stokenchurch



# Barkus Way Stokenchurch Buckinghamshire HP14 3RD

Guide Price £265,000

Bonnars & Babingtons are proud to present this modern one bedroom terrace house boasting a large south facing garden and allocated parking. Situated in a quiet cul-de-sac in the heart of this HIGHLY REGARDED VILLAGE within a short level stroll of amenities. GOOD TRANSPORT LINKS.

The property consists of; entrance porch with storage for shoes and coats. The practical kitchen has ample eye and waist level storage, and space for white goods. The reception room is cosy and benefits from a feature fireplace, with patio doors opening to the sunny rear garden.

## Upstairs

To the first floor, the master bedroom is spacious and provides space for wardrobes. The family bathroom is modern with a freestanding bath, sink and toilet.

## Outside

The rear garden is low maintenance, being boarded by shrubs providing an excellent level of privacy. There is a garden shed for additional storage. To the front, there is an allocated parking space for the residence and further visitors parking.







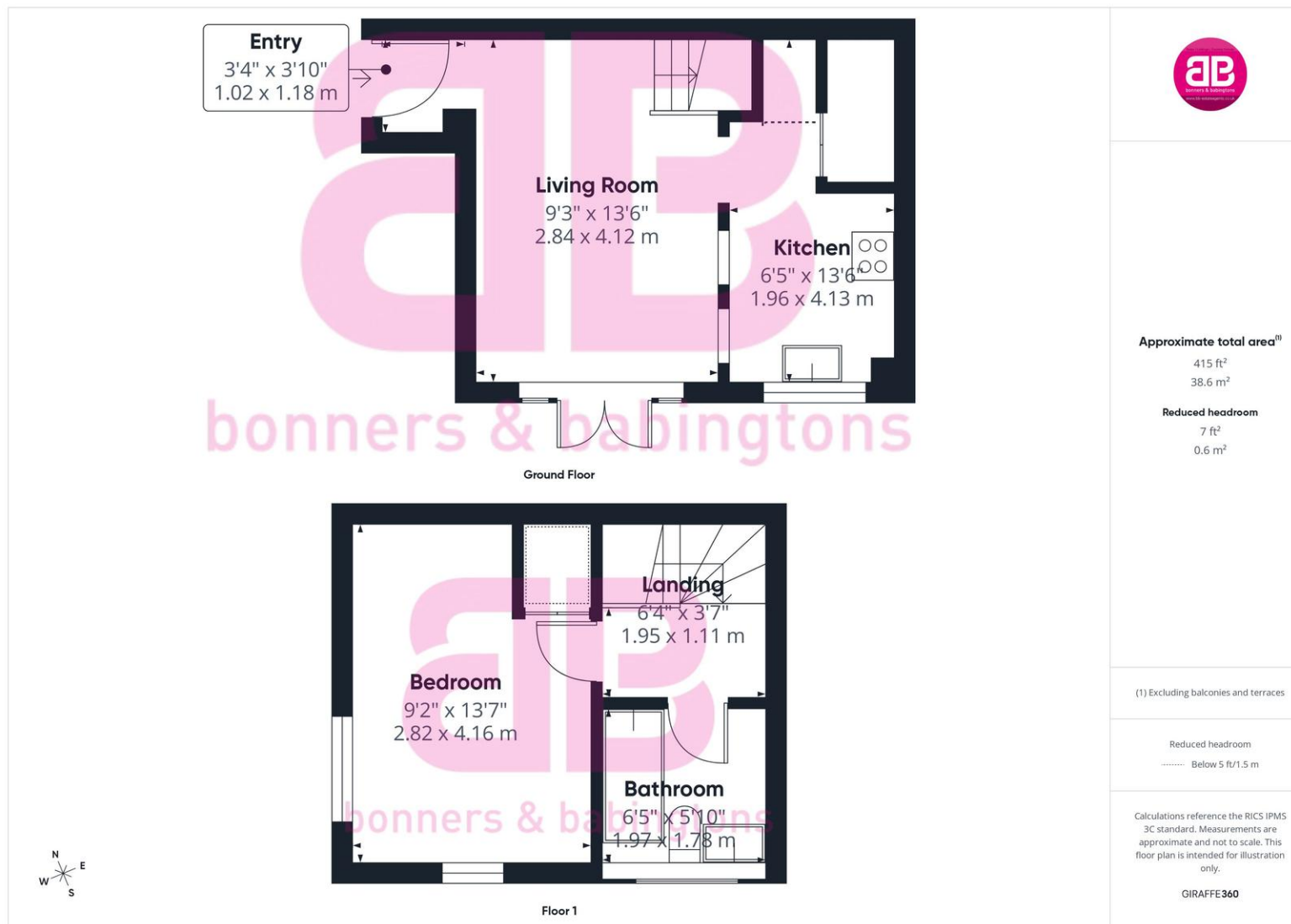
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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:



#### 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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