



bonners & babingtons

Scholars Rise
Stokenchurch
Buckinghamshire

HP14 3FL

Guide Price £250,000

The property consists of a large kitchen and living room, it is open plan and benefits from built in appliances, including dishwasher, oven with gas hob and a washing machine. The master bedroom benefits from an ensuite shower room. Bedroom 2, which is also a double bedroom, has space for wardrobes. There is a modern family bathroom with a bath and overhead shower.

Outside

There is a large communal garden to the rear of the property, bordered by mature trees and bushes. To the front of the property there is allocated parking for once car and visitor parking.

Other notable features include gas central heating, allocated parking and NO UPPER CHAIN.

Ground Rent –

Service Charge –

Lease Length -





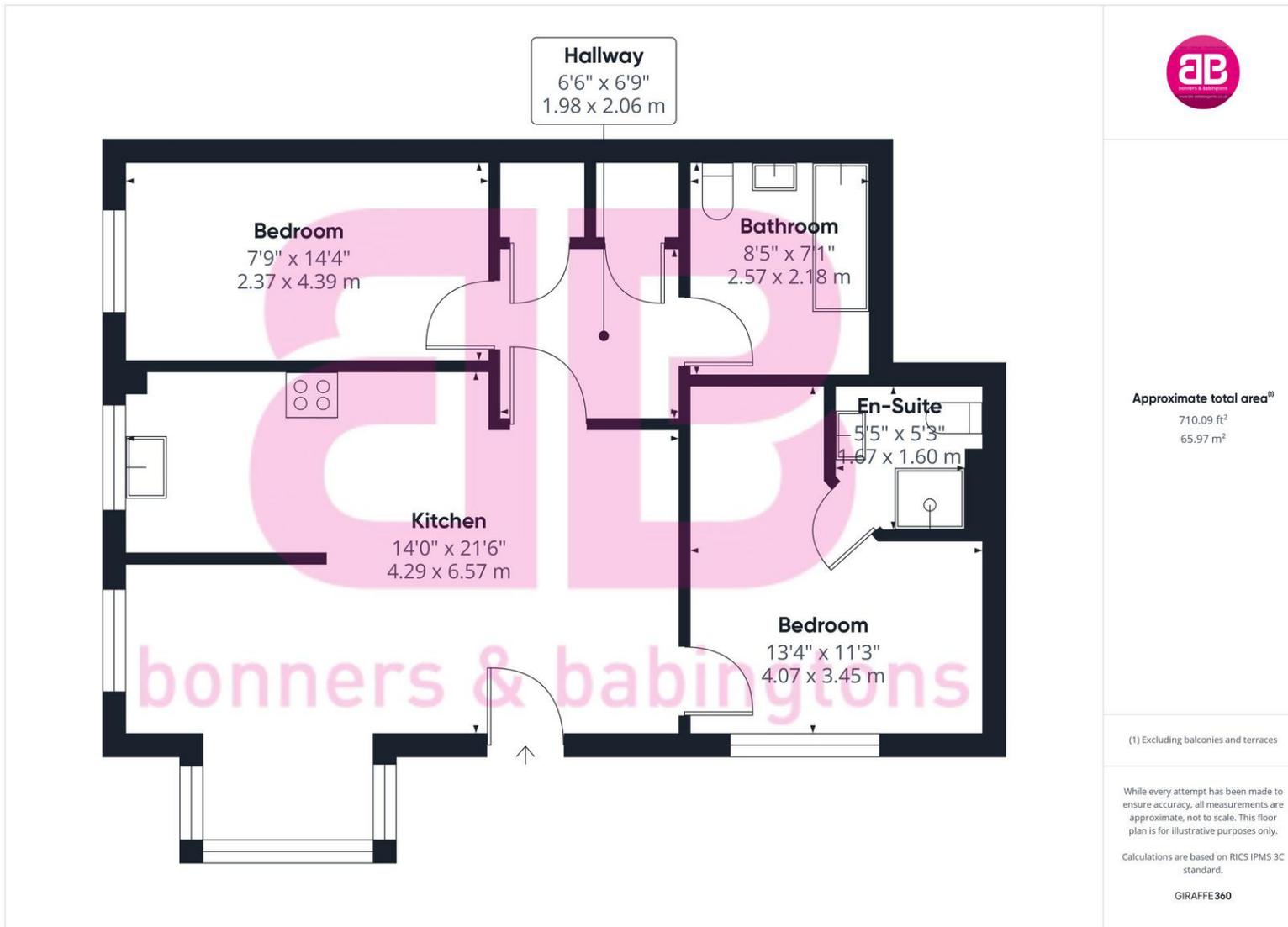
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	94	94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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.





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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