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**FOR SALE**

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Marlow Road  
Stokenchurch

Marlow Road  
Stokenchurch  
Buckinghamshire  
HP14 3SL

Guide Price £295,000

Located on a fair plot, offered to the market with no onward chain is this two bedroom semi-detached bungalow. IN NEED OF MODERNISATION & REPAIRS THROUGHOUT.

The accommodation comprises entrance hall, living room, kitchen, two bedrooms, bathroom, lean to flowing through to the conservatory.

The gardens are both good sizes, driveway parking and garage with up and over door.

Other notable features : gas heating.

PROJECT

IN NEED OF MODERNISATION

TWO BEDROOMS

KITCHEN

LARGE LIVING ROOM

DRIVEWAY PARKING & GARAGE

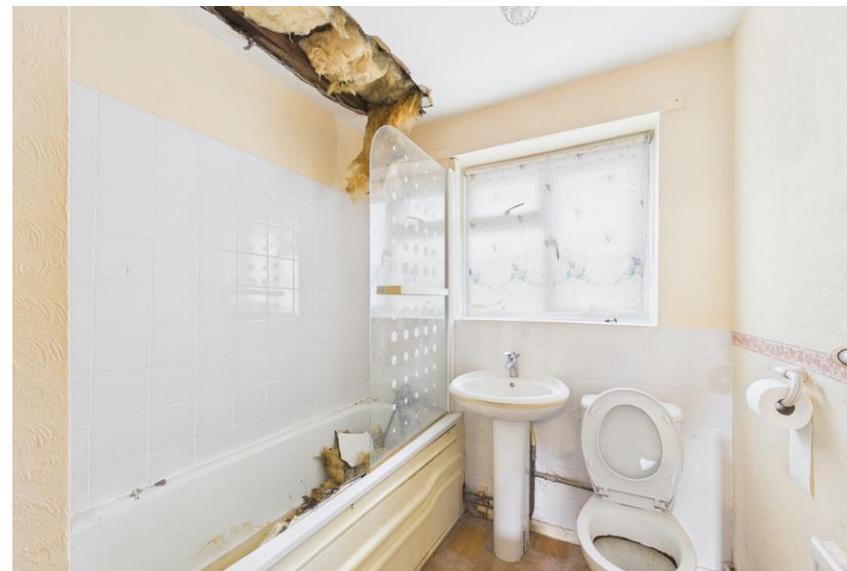




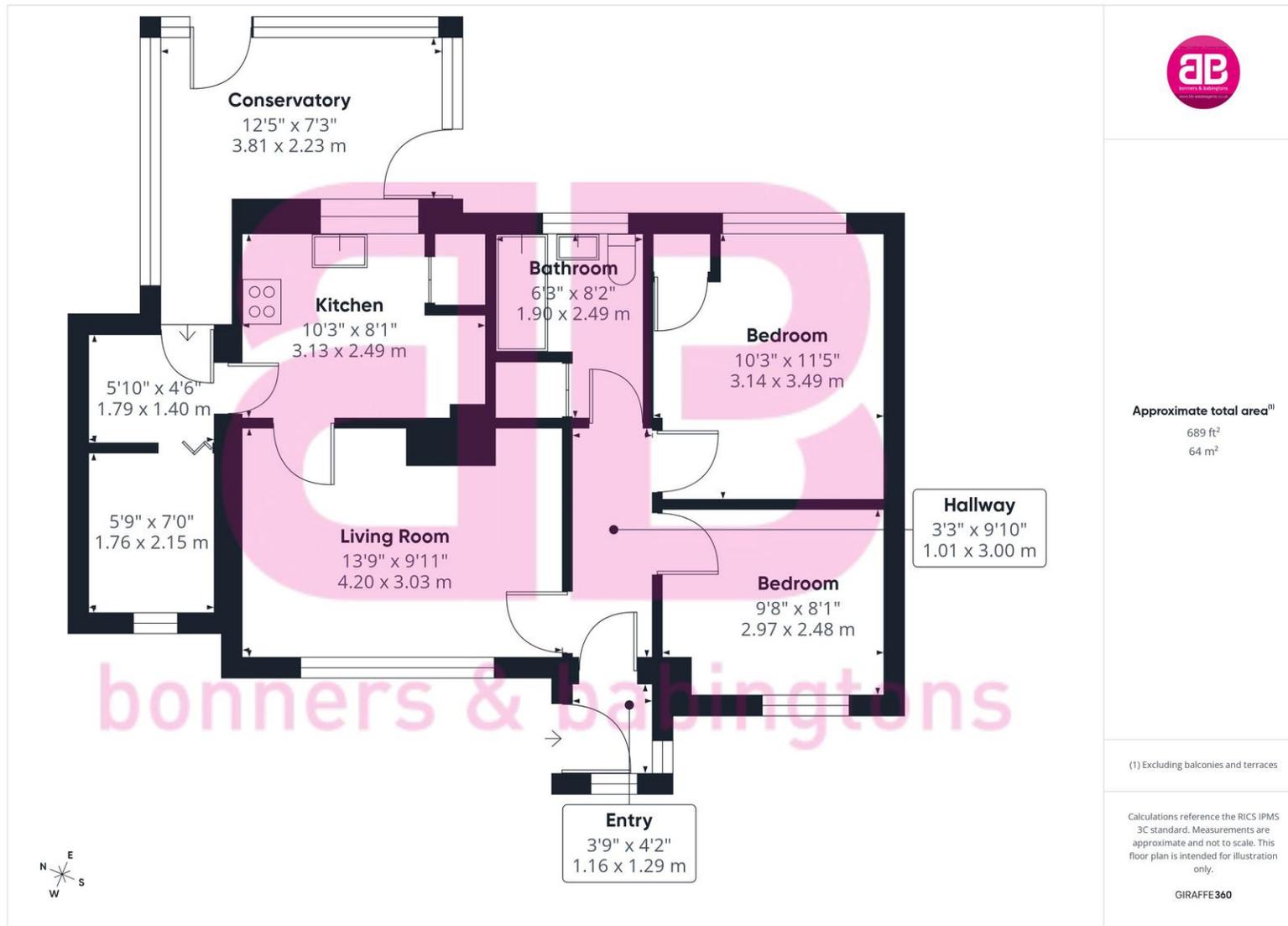
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	77

**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:** 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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