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harrers & habingtons

Littlewood
Stokenchurch

Littlewood
Stokenchurch
Buckinghamshire
HP14 3TF

Guide Price : £325,000

A fabulous 2 bedroom home offering a superb contemporary interior situated in quiet close in this popular Chilterns village enjoying excellent transport links.

The accommodation briefly comprises entrance hall, open plan living/dining room, modern kitchen/breakfast room, landing with access to the loft space with ladder, 2 double bedrooms, one with built in wardrobes and bathroom.

Outside there is a low maintenance enclosed rear garden with access out to the garage with loft storage and power, and an open plan frontage.

Other notable features : double glazing and a gas central heating system via a combi boiler.





Stokenchurch is a 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, and 2 pubs. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

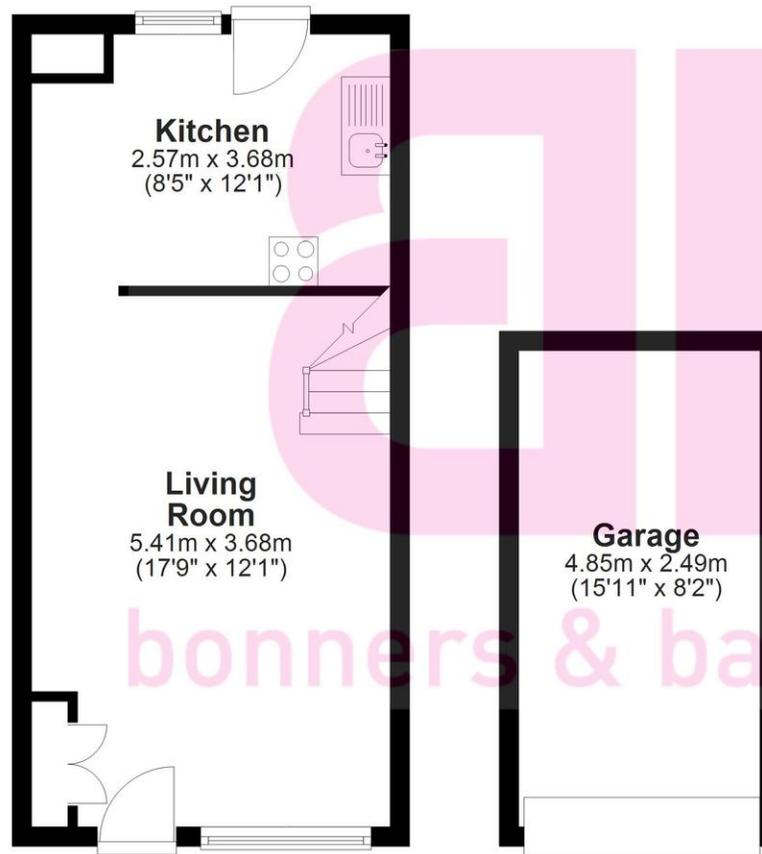
For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham and London. The nearest railway station is in High Wycombe with links to London, Marylebone and Birmingham.



Tenure: Freehold
Council Tax Band: C

Ground Floor

Approx. 41.8 sq. metres (450.1 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.5 sq. feet)



Total area: approx. 72.0 sq. metres (774.6 sq. feet)

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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