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FOR SALE

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Marlow Road
Stokenchurch

Marlow Road
Stokenchurch
Buckinghamshire
HP14 3QJ

Price: £525,000

An immaculately presented 3 bedroom semi detached property with a substantial south facing garden, 2 reception rooms and 2 bathrooms. Located in the heart of the village within walking distance to Stokenchurch Primary School, shops & amenities.

The ground floor boasts a large entrance hall, downstairs shower room with toilet, walk in shower and heated towel rail, spacious living room completed with a log burning stove and a lovely bay window. The extended kitchen diner provides an integrated oven, integrated speaker system, bi-fold doors leading to the sunny rear garden, perfectly blending everyday comfort with an ideal space for entertaining.

To the first floor are three double bedrooms, two of which benefit from fitted wardrobes. The family bathroom features a luxurious bath with overhead shower, underfloor heating, and elegant brass fittings, creating a truly indulgent space.

The stunning south facing rear garden is a gardeners dream, laid to lawn, currently bordered by shrubs and bushes, featuring a spacious patio, a raised decked seating area ideal for entertaining and a fish pond. There are two versatile outhouses, (formerly a detached garage) currently used as a family room and space for storage. To the front of the property there is driveway parking for multiple vehicles.

Other notable features : underfloor heating and integrated Bluetooth speakers in kitchen and main family bathroom, boarded loft.





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.

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: D

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		

Low energy efficient / lower running costs

High energy efficient / higher running costs



Approximate total area^m
1437 ft²
133.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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