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bonners & babingtons

Slade Road
Stokenchurch

Slade Road Stokenchurch Buckinghamshire HP14 3QB Guide Price : £475,000

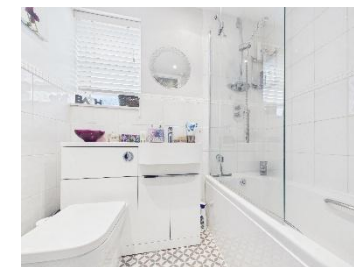
A deceptively spacious three-bedroom home with flexible living accommodation, situated in the heart of the highly regarded village. The property benefits from excellent transport links and is within walking distance of local amenities.

The property is entered via a practical entrance porch, ideal for storing coats and shoes, which leads into a generous entrance hall providing access to all principal rooms. There is also a convenient ground-floor cloakroom/WC. The modern kitchen is well equipped with a range of integrated appliances, including a Bosch combination oven and single oven, induction hob, fridge-freezer, and dishwasher as well as ample waist and eye level storage units. The garage has been partially converted to create a useful utility room, featuring fitted storage units and space for additional white goods. The spacious living room forms the heart of the home and flows seamlessly into the dining area, enjoying views over the garden and benefits from sliding patio doors opening onto the garden.

Upstairs, there are three well-proportioned bedrooms. One of the bedrooms was originally two separate rooms and has been combined to create an impressive principal bedroom, complete with an en-suite shower room. The family bathroom is fitted with a bath and overhead shower, WC, wash basin, and heated towel rail.

The private rear garden is well maintained and arranged over tiers, being predominantly laid to lawn with two generous patio areas, making it ideal for outdoor dining and entertaining during the summer months. To the front of the property, a large driveway provides off-road parking for several vehicles.





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, a public house and an Indian restaurant.

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.

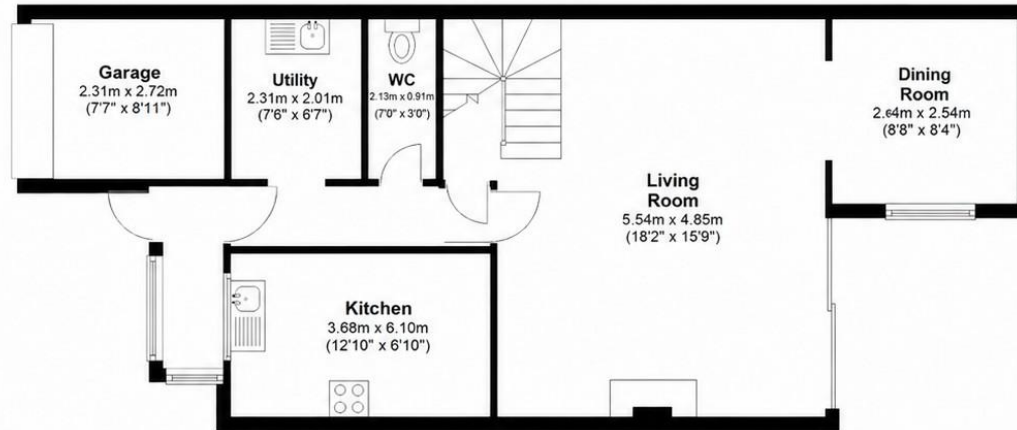


Tenure: Freehold
Council Tax Band : D

Energy Efficiency Rating		Current	Potential
107-101	A		
81-101	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
101 energy without higher rating costs			

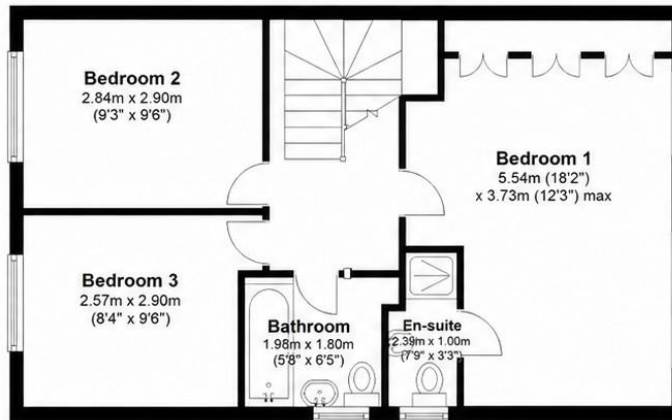
Ground Floor

Approx. 63.1 sq. metres (679.1 sq. feet)



First Floor

Approx. 56.9 sq. metres (612.5 sq. feet)



Total area: approx. 120.0 sq. metres (1291.6 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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