



bonners & babingtons

Chiltern Ridge  
Stokenchurch



# Chiltern Ridge, Stokenchurch, Buckinghamshire, HP14 3SZ

Price - £425,000

An immaculately presented 3 bedroom link detached family home, situated in a quiet cul-de-sac. Close to local shops and amenities. Excellent transport links.

The property consists of an entrance hall with space for shoes and coats, the downstairs toilet is conveniently located on the left. There is a good sized living room boasting a large bay window to the front of the property and double doors leading through to a kitchen/dining room. This offers a great space for the family or entertaining. The kitchen is well equipped with built in dishwasher oven and electric hob. There are also ample eye and waist level storage units.

On the first floor there are 3 good size bedrooms, 2 of which are doubles and a further single bedroom. There is also a recently refitted bathroom with bath with overhead shower and heated towel rail.

## Outside

There is a wrap around rear garden which follows around the left hand side of the property, it is mainly laid to lawn but boasts many shrubs. The garden has a decking area too, ideal for alfresco dining in the summer months. To the front of the property, there is driveway parking and a single garage with a up and over door and loft storage.

Other notable features include: Double Glazed Windows & Doors Replaced in 2021, New Boiler Replaced in 2021, Family Bathroom Fitted in 2023, Fibre Broadband Installed.







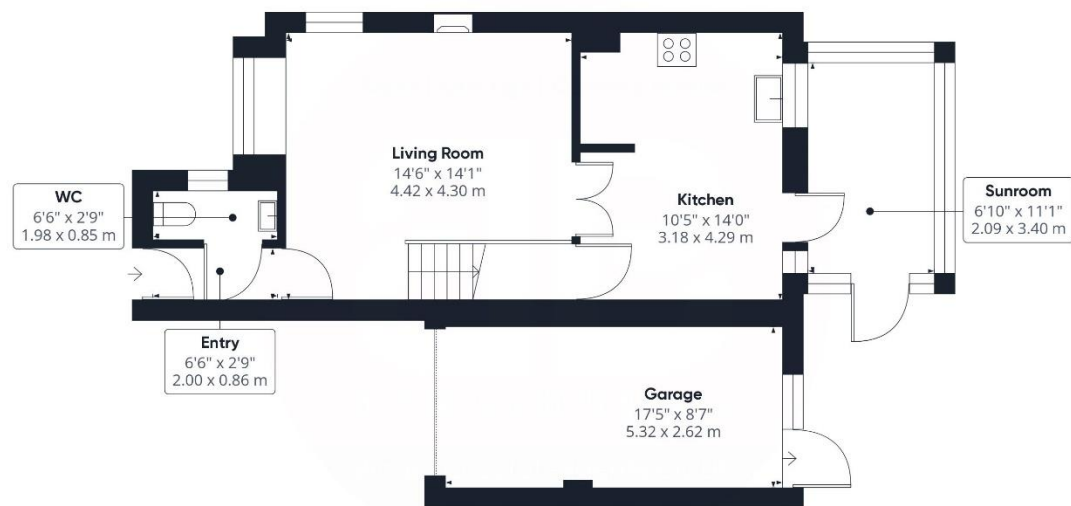
**Location**  
 Stokenchurch is a popular Buckinghamshire village situated in the Chiltern Hills. The village facilities include shops for day to day use, a doctor's surgery, post office, library, Primary School, numerous pubs and restaurants. There is excellent walking and riding in the area. A more 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.

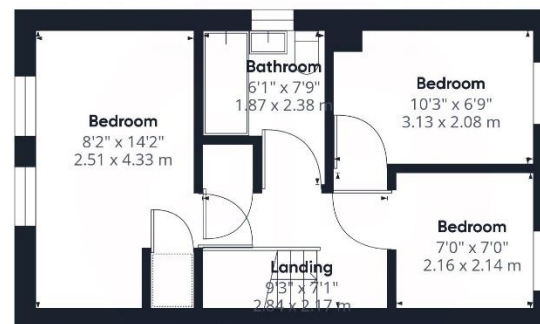
**EPC – E**  
**Council Tax Band - D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(41-54)	E		
(21-40)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		40	66
England & Wales		EU Directive 2002/91/EC	



Ground Floor



Floor 1

Approximate total area<sup>†</sup>  
974.53 ft<sup>2</sup>  
90.54 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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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