



ab

01494 485500

FOR SALE

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ab

bonners & babingtons

Littlewood
Stokenchurch

Littlewood, Stokenchurch Buckinghamshire, HP14 3TF

Price £365,000

BONNERS AND BABINGTONS ARE DELIGHTED TO OFFER this well presented 3 bedroom modern family home, offering spacious living accommodation, good sized bedrooms, sunny garden and a garage. Situated at the end of a quiet cul de sac, in this popular village. Excellent transport links.

The property consists of: an entrance hallway with space for storing shoes and coats, leading to the spacious living/dining room with french doors leading to the rear garden. The kitchen provides ample eye and waist level storage and benefits from a built in oven and provides space for other white goods.

Upstairs there are 3 bedrooms, 2 doubles and a further single bedroom. The family bathroom is modern and has a bath with overhead shower.

There is a well maintained, private rear garden which is mainly laid to lawn with a large patio area, ideal for alfresco dining and entertaining, boasting a shed with electrics. There is a single garage in a block near by and ample of on road parking.

Other notable features include gas central heating, recently fitted double glazing throughout (including warranty), the loft is partially boarded with light and a pull down ladder and within walking distance to the Outstanding Primary School.





Location

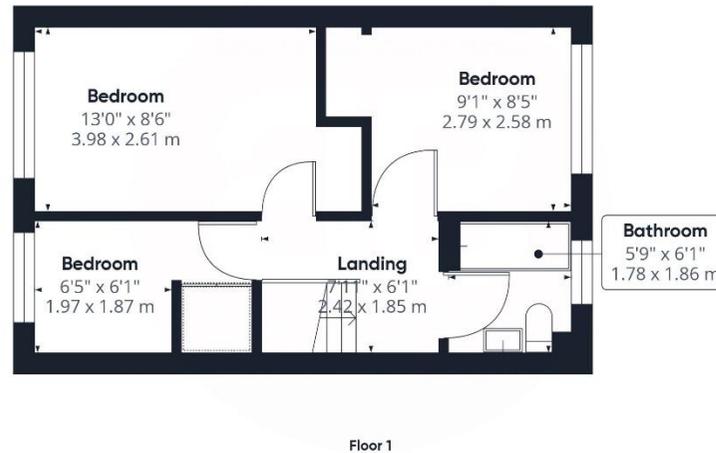
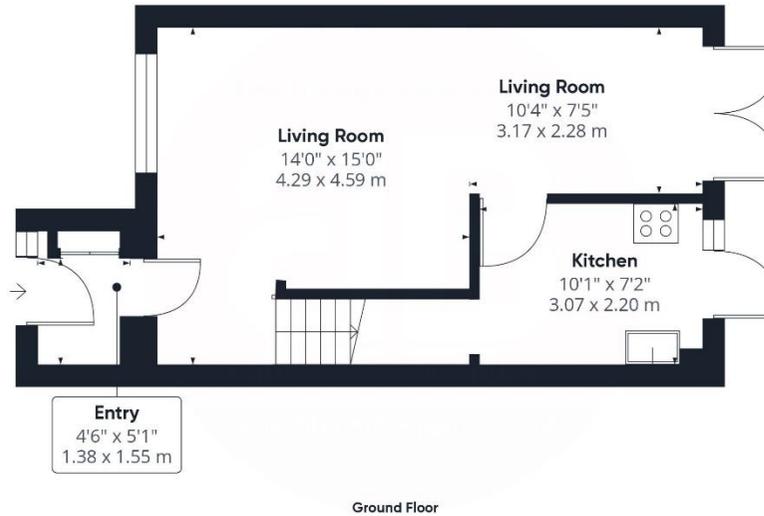
Stokenchurch is a popular Buckinghamshire village situated in the Chiltern Hills. The village facilities include shops for day-to-day use, a doctor's surgery, post office, library, Primary School, numerous pubs and restaurants. There is excellent walking and riding in the area. A more extensive range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

Council Tax Band C
EPC - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC





Approximate total area⁽¹⁾
731.52 ft²
67.96 m²

(1) 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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