



bonners & babingtons

Beech Close
Stokenchurch

Beech Close, Stokenchurch, Buckinghamshire, HP14 3QY

Price : £350,000

A well proportioned 2 double bedroom link detached bungalow, with a good sized reception room, modern kitchen, conservatory, south west facing garden, garage and ample off road parking. Situated on the edge of this popular village, close to local shops and amenities. NO ONWARD CHAIN!

The property consists of; entrance porch opening into the hallway where all rooms lead from. The practical kitchen has ample eye and waist level storage, with space for white goods and a door to the sunny rear garden. The reception room is spacious and is ideal for gathering as a family at the end of a day with log-burning stove. The conservatory has space for seating and a dining table with french doors opening out to the garden.

Both bedrooms are double in size and boast from fitted storage. The family bathroom is modern with a bath, overhead shower and heated towel rail.

Outside there is a pretty south west facing garden boasting a sociable decking area perfect for alfresco dining in the summer months. The property offers a single garage which houses the washing machine and tumble dryer and provides access to the rear garden. Ample off road parking at the front and side of the property, accommodating several vehicles.

Other notable features include; gas central heating, double glazing throughout, part boarded loft and combi boiler.





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.

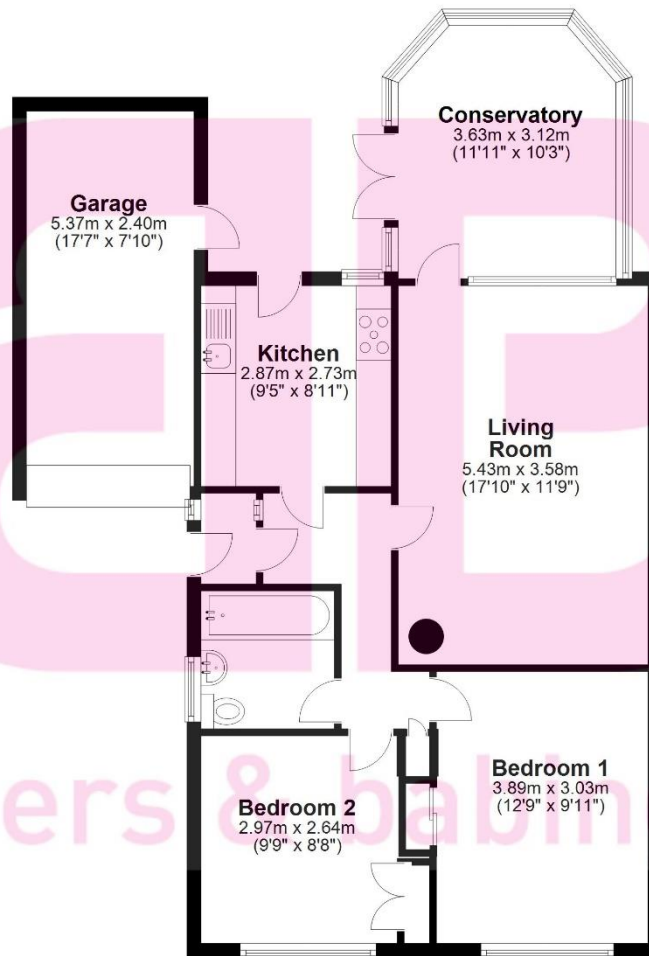
EPC – D
 Council Tax Band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Floor Plan

Approx. 84.5 sq. metres (909.2 sq. feet)



Total area: approx. 84.5 sq. metres (909.2 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.
Plan produced using PlanUp.

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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