

7 Allnuts Close | Stokenchurch

 **Griffith & Partners**
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



Price £1,250 pcm

A three bedroom cottage style detached property, occupying part of a small and imaginatively designed courtyard development in the old part of the village. Garage and garden overlooking fields and farmland to the rear.

www.griffithandpartners.co.uk

7 Allnuts Close, Stokenchurch, High Wycombe, Bucks, HP14 3FW

SITUATION:

Stokenchurch is ideally situated very close to the M40 for access one way to High Wycombe, London and connection to the M4 and then the other way to Birmingham, connection to the M6, M1 and the north. The amenities include a primary school, shops, library, bank, public houses and a hotel.

ACCOMMODATION - GROUND FLOOR:

Panel glazed wooden door into:

PORCH:

Double casement doors to:

ENTRANCE HALL:

Stairs to first floor, storage cupboard, radiator, and four panel internal fire doors to all rooms.

CLOAKROOM:

Comprising of white suite of low level WC, pedestal had wash basin, tiled splash backs, antique style fittings, radiator, extractor fan, frosted window.

LIVING ROOM:

Attractive double aspect reception room with an outlook to the front over the courtyard and double casement doors with windows to either side, to the rear aspect having an outlook over the garden and countryside beyond, two double radiators, ceiling light, thermostat control, television and telephone point, power points, open fireplace with gas connection.

KITCHEN:

Attractively fitted kitchen comprising of full range of floor and wall mounted units, Formica roll top work surfaces with one-and-a-half bowl single drainer sink unit inset, chrome mixer taps, four ring gas hob with grill and oven beneath, extractor fan above, ceramic tile splash backs, concealed and integral fridge/freezer and dishwasher, plumbing and space for washing machine, semi-circular breakfast bar, recessed ceiling spot lights, concealed under wall unit lighting, double power points, window overlooking rear garden and countryside beyond, half glazed door to rear garden.

LANDING ONE:

Stairs to second floor, twin windows with front aspect and outlook over the courtyard, ceiling light, radiator, power point, airing cupboard, four panel internal fire doors to all rooms.

BATHROOM:

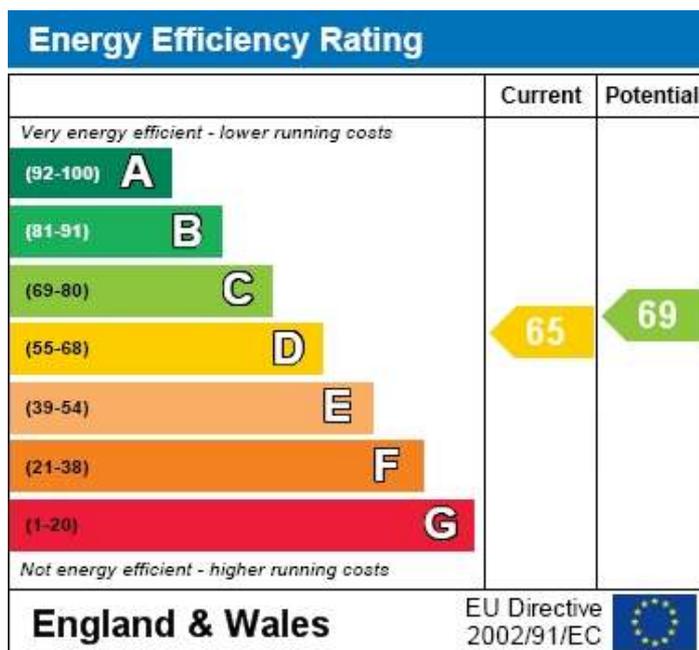
Comprising white suite with panelled bath, antique style taps, fully tiled surround and shelf, wall mounted chrome power shower, pedestal hand wash basin with antique style mixer taps, low level WC, further tiled walls, extractor fan, ceiling light, chrome ladder style heated towel rail, frosted window.

BEDROOM TWO:

With rear aspect outlook over rear garden and countryside beyond, double wardrobe, ceiling light, radiator, telephone point, power points.

BEDROOM THREE:

With rear aspect outlook over rear garden and countryside beyond, double wardrobe with panel double doors, ceiling light, radiator, point, television point, power points.



LANDING TWO:

Window with side aspect, ceiling light, cupboard with light and power.

BEDROOM ONE:

With dormer window providing outstanding rural views, radiator, recessed ceiling spotlights, television and telephone points, power points.

FRONT GARDEN:

Laid to lawn with brick path to front door and picket fence to front boundary, outside light, cupboard housing gas fired boiler for central heating and domestic hot water.

REAR GARDEN:

Laid to lawn with paved patio area, enclosed by ranch style fencing and low close boarded fencing, outside light and tap.

GARAGE:

Single garage with pitched roof, parking for one vehicle in front.

SERVICES & OUTGOINGS:

Mains water, electricity, gas and drainage.

Telecom subject to BT regulations.

Gas Central Heating.

Council Tax

Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

