



Slade Road  
Stokenchurch

ae

bonners & babingtons



Slade Road,  
Stokenchurch,  
Buckinghamshire  
HP14 3QB

Guide Price £505,000

BONNERS & BABINGTONS OFFER - A deceptively spacious 4 bedroom home with FLEXIBLE LIVING ACCOMMODATION situated in a NO THROUGH ROAD in this HIGHLY REGARDED VILLAGE - Excellent transport links and WALKING DISTANCE OF AMENITIES.

The property consists of; An entrance porch ideal for storing shoes and coats. There is a large entrance hall which all rooms lead from, a downstairs toilet to the right. The kitchen is modern and well equipped with built in appliances, including a double oven and gas hob, providing additional ample eye and waist level storage units, the garage has been converted to create a separate utility room boasting a built in storage units and space for white goods. The spacious living room is the real heart of the home, following through to a large conservatory with French doors into the sunny rear garden.

Upstairs there are four good size bedrooms, one of which boast a ensuite. The family bathroom benefits from a bath with overhead shower, heated towel rail and toilet.

#### Outside

There is a well maintained private rear garden with access to Stokenchurch Cricket Field. It is mainly laid to lawn boasting a patio area, ideal for entertaining in the summer months. To the front of the property, there is a large driveway for with parking for several cars.





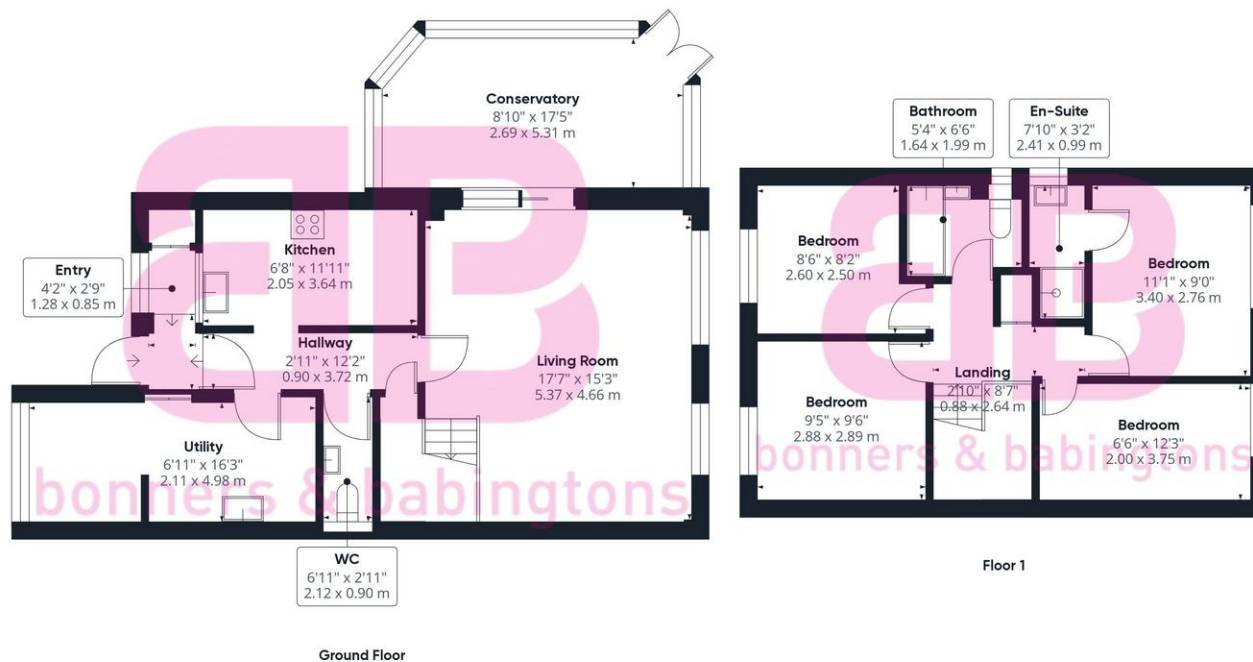


Stokenchurch is a Buckinghamshire village situated in the Chiltern Hills. The village facilities include shops for day-to-day use, a doctor's surgery, post office, library, Primary School, a public house and an Indian restaurant. There is excellent walking and riding in the area. A more extensive range 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
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(46-54)	<b>E</b>		
(35-45)	<b>F</b>		
(2-34)	<b>G</b>		
Not energy efficient - higher running costs			



Approximate total area<sup>(1)</sup>  
1213.11 ft<sup>2</sup>  
112.7 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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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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