



bonners & babingtons

Coopers Court Road  
Stokenchurch



# Coopers Court Road Stokenchurch Buckinghamshire

HP14 3QA

Offers In Excess Of £380,000

An immaculately presented and modern 3 bedroom property, situated on a quiet residential road and located close to local shops and amenities. The property also boasts a garage and a West facing rear garden. Excellent transport links.

The property consists of an entrance porch with space for shoes and coats, the downstairs toilet is conveniently located to the right. The living dining room is open plan and offers a log burning stove, ideal for the cold winter months. The kitchen is modern and well equipped with built in oven, gas hob, dishwasher, bin storage, space for further white goods and ample eye and waist level storage units.

On the first floor there are 3 good size bedrooms, 2 of which are doubles, with the master benefiting from built in wardrobes. Further to this there is a modern family bathroom with bath, overhead shower and heated towel rail.

## Outside

The sunny west facing rear garden is laid mainly to lawn and provides a storage shed. There is a large decking, ideal for enjoying the sunshine and alfresco dining. There is access to the rear of the property through a walkway. To the front of the property, driveway parking.

Other notable features include gas central heating and double glazing throughout.







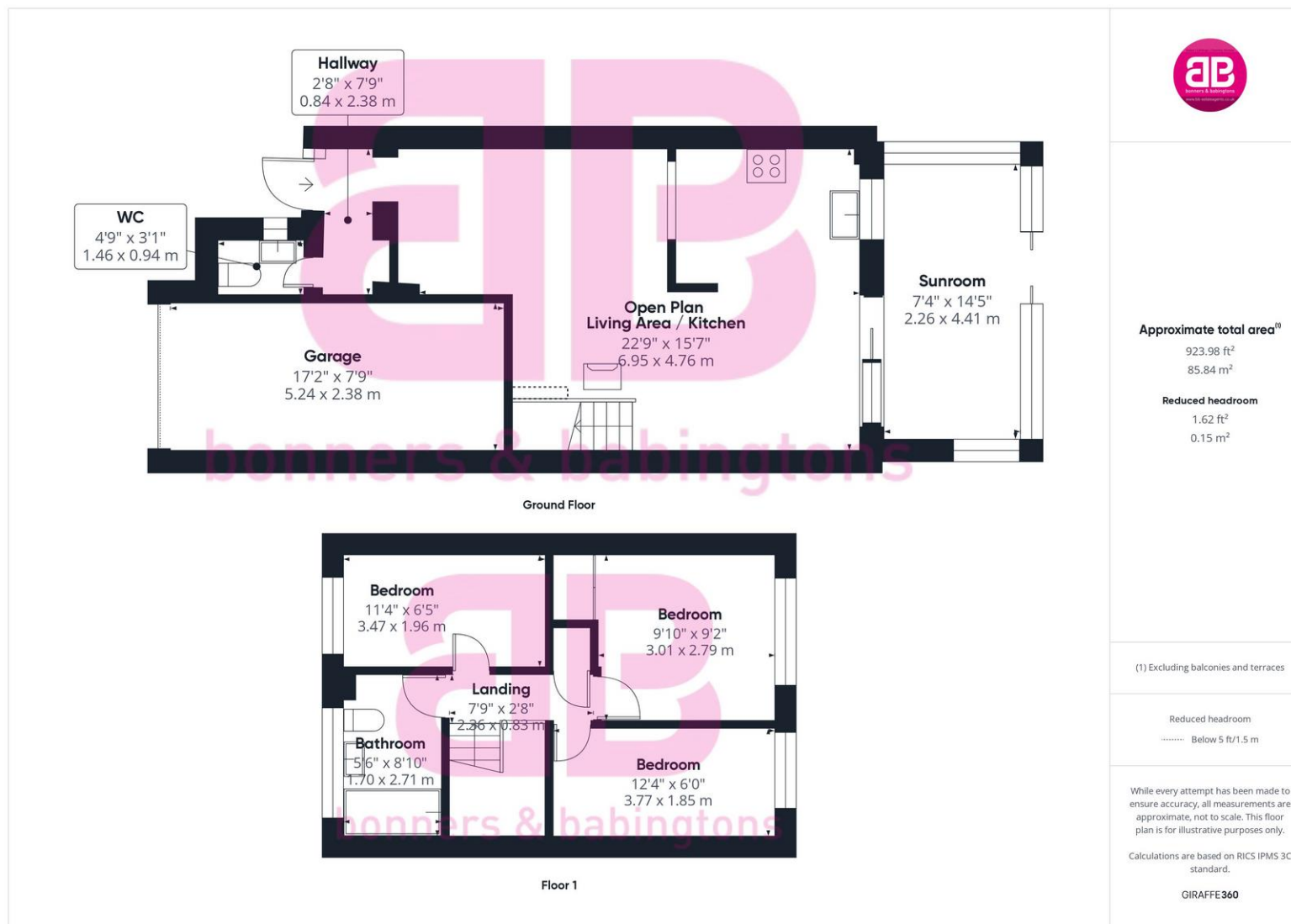
**Location**  
Stokenchurch is a popular Buckinghamshire village situated in the Chiltern Hills. The village facilities include shops for day to day use, a doctor's surgery, post office, library, Primary School, numerous pubs and restaurants. There is excellent walking and riding in the area. A more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



**Tenure:** Freehold  
**Council Tax Band:** C

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| 92-100                                      | A |         |           |
| 81-91                                       | B |         |           |
| 69-80                                       | C |         |           |
| 55-68                                       | D |         |           |
| 49-54                                       | E |         |           |
| 41-48                                       | F |         |           |
| 35-40                                       | G |         |           |
| Not energy efficient - higher running costs |   |         |           |



#### 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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