

23 Chiltern Ridge, Stokenchurch, Buckinghamshire, HP14 3SZ - Offers in Excess of £425,000



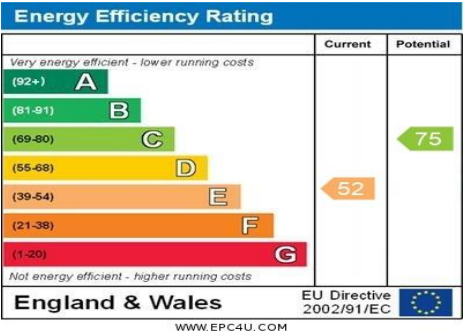
## A modern extended three bedroom detached home.

Entrance Hall | Cloakroom/W.C. | Living Room | Modern Fitted Kitchen/Breakfast Room | Dining Room | First Floor Landing | Three Bedrooms | Family Bathroom | Updated Electric Heating | Double Glazing | Side Garden | Garage & Driveway | Complete Onward Chain |

Located in a small cul de sac on the edge of the village this modern home provides easy access to both local amenities and nearby countryside. The extended accommodation comprises entrance hall, cloakroom/W.C., living room, modern fitted kitchen/breakfast room, dining room, first floor landing, three bedrooms, modern family bathroom, updated electric heating, double glazing, low maintenance side garden, garage and driveway. Offered with a complete onward chain.

Price... Offers in Excess of £425,000

Freehold





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### LOCATION

Stokenchurch is a popular village nestled in the Chiltern Hills surrounded by open countryside. There are a number of local shops, café and a library and some local pubs. There is also healthcare provision with both a Doctor and Dental surgery, and a chemist in the village. The schools within the area are all highly regarded. The area boasts beautiful countryside and is nearby to the riverside Town of Marlow and the larger Town of High Wycombe which offers more extensive facilities. Junction 5 of the M40 is located nearby and is ideal for the commuter both to London, Oxford and Birmingham, via either the motorway or the mainline railway service direct to Marylebone, Oxford and Birmingham located at High Wycombe approximately 9 miles away.

### DIRECTIONS

From our office in the village centre proceed in a westerly direction on the A40 Oxford Road. Continue past junction 5 of the M40 and take the right into Chiltern Ridge where the property is located in the right hand side.

### ADDITIONAL INFORMATION

#### EPC Rating

E

#### Council Tax

Band D

#### MORTGAGE

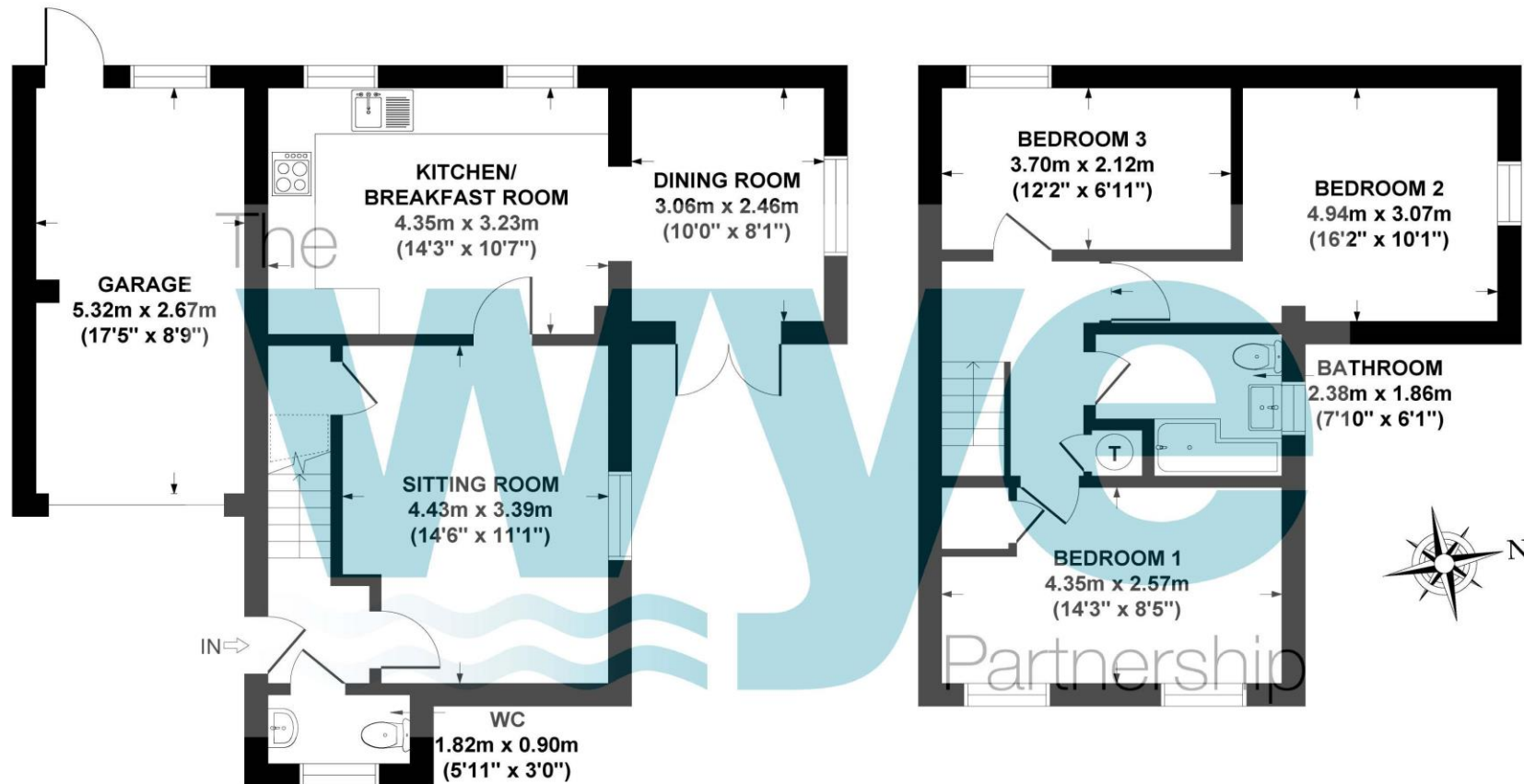
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

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**CHILTERN RIDGE, STOKENCHURCH, HP14 3SZ**  
**APPROX. GROSS INTERNAL FLOOR AREA 101 SQ M / 1085 SQ FT**  
**(INCLUDING GARAGE)**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE