



12 Collyer Road

Stokenchurch, High Wycombe

- Extended Detached Family Home
- Popular Cul De Sac Location
- Large Kitchen, Family & Dining Area Opening To Rear Garden
- Four Bedrooms & Family Bathroom To First Floor
- Garage & Off Street Parking

Stokenchurch is a popular village nestled in the Chiltern Hills surrounded by open countryside. There are a number of local shops, café, library and local pub. 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.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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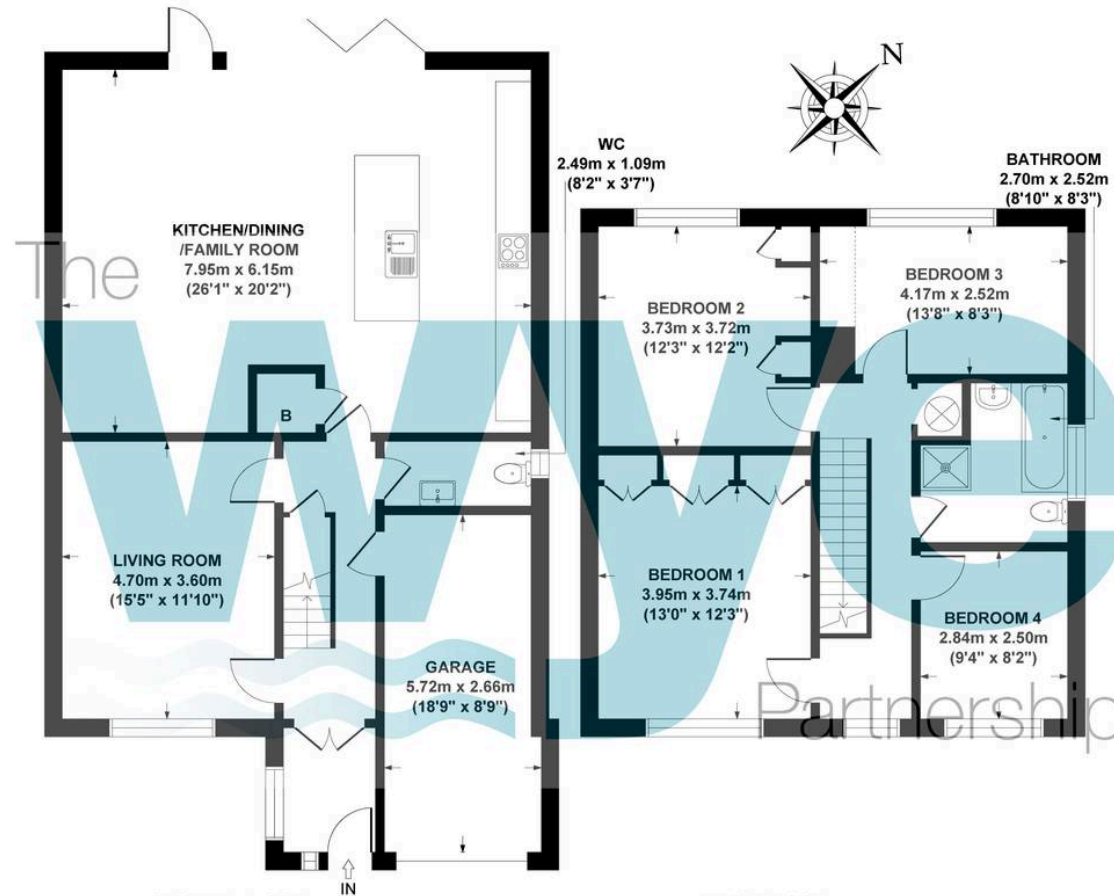
A deceptively spacious extended four bedroom detached family home with large open plan living space to rear.

Entrance Porch | Entrance Hall | Living Room | Large Open Plan Kitchen, Dining & Family Area | Cloakroom/W.C. | First Floor Landing | Four Bedrooms | Family Bathroom/W.C. | Double Glazing | Gas Fired Warm Air Heating | Integral Garage | Driveway | Enclosed Rear Garden |

Found at the end of a popular cul de sac this detached family home has benefitted from a ground floor extension that now provides a large modern open plan living space that is ideal for family living and entertaining. There is some finishing works required with the accommodation comprising entrance porch, entrance hall with cloakroom and door to the integral garage. A 'snug' style living room has a front aspect with the main living space having foldable doors to the rear garden. The modern fitted kitchen and island unit provide ample storage, breakfast bar and integral appliances. The remaining space can be defined by how it is furnished. Benefitting from natural light the first floor landing provides access to the four decent sized bedrooms and family bathroom with a separate shower. Double glazing to windows and doors along with gas fired warm air heating also feature. The rear garden is laid to patio and artificial lawn.







COLLYER ROAD, STOKENCHURCH, HP14 3QG
APPROX. GROSS INTERNAL FLOOR AREA 163 SQ M / 1761 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

The Wye Partneship Stokenchurch

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