



**24 Lower Church Street, Stokenchurch, Buckinghamshire, HP14 3TG**  
**£420,000**

# 24 Lower Church Street

Stokenchurch, High Wycombe

- Spacious Extended Semi-Detached Home
- Walkway Location Within The Village Centre
- Easy Access To Local School & Amenities
- Three Bedrooms With Ensuite Shower Room To Main Bedroom
- Garage Located To Rear

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

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



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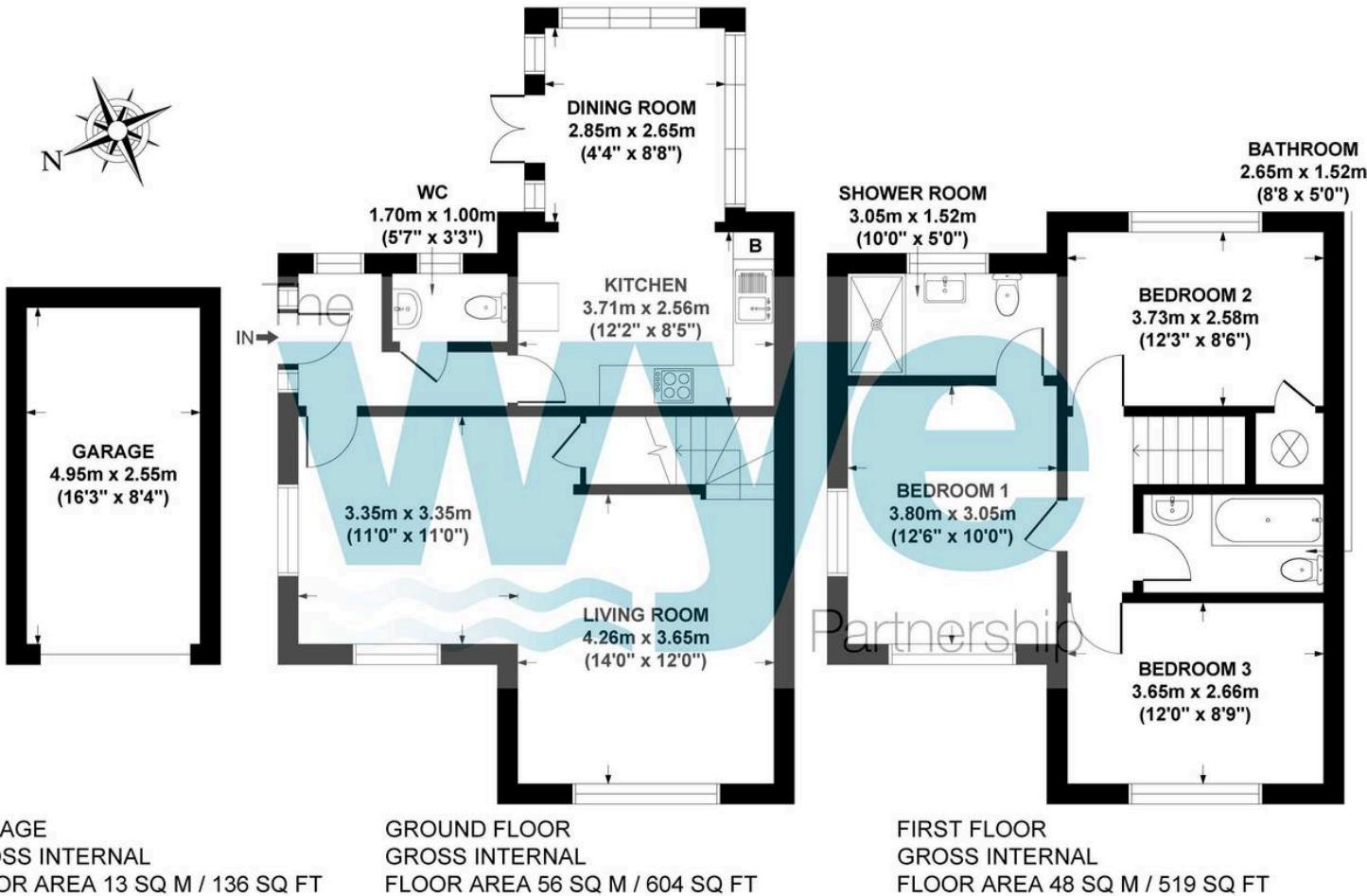
An extended spacious three bedroom semi-detached home with easy access to local amenities.

Entrance Hall | Cloakroom/W.C. | Family Area | Lounge Area | Kitchen/Dining Room/Conservatory | First Floor Landing | Three Double Bedrooms | Family Bathroom/W.C. | Ensuite Shower Room To Main Bedroom | Gas Heating To Radiators | Double Glazing | Front & Rear Gardens | Garage Located To Rear | Walkway Location | Viewing Recommended |

An ideal opportunity to acquire this well located property that provides spacious accommodation and modern fitments. With local shops, amenities and school all in walking distance the extended accommodation comprises entrance hall, cloakroom/W.C., fitted kitchen that opens to the conservatory providing a dining area and overlooks the garden, family area, lounge area, first floor landing, three bedrooms, family bathroom and ensuite shower room to main bedroom. outside the property has decent size front garden and enclosed rear garden with access to the garage to rear.







**LOWER CHURCH STREET, STOKENCHURCH, HP14 3TG**  
**APPROX. GROSS INTERNAL FLOOR AREA 117 SQ M / 1259 SQ FT**  
**(INCLUDING GARAGE)**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

## The Wye Partnership Stokenchurch

Kingston House, Oxford Road, Stokenchurch - HP14 3TA

01494 509377 • [stokenchurch@wyeres.co.uk](mailto:stokenchurch@wyeres.co.uk) • [www.wyeres.co.uk/](http://www.wyeres.co.uk/)

