

41 Barkus Way, Stokenchurch, Buckinghamshire, HP14 3RD - £365,000




An impeccably presented three bedroom semi-detached found in a quiet cul de sac.

Entrance Hall | Living Room | Modern Fitted Kitchen/Dining Room | First Floor Landing | Three Bedrooms | Bathroom/W.C. | Gas Heating To Radiators | Double Glazing | Private Rear Garden | Off Street Parking To Side |

Located at the end of a quiet cul de sac that overlooks parkland and countryside beyond is this semi-detached home is ready to move into with its modern fitments throughout. The accommodation comprises entrance hall, living room, modern fitted kitchen/dining room with built in appliances, first floor landing, three bedrooms, bathroom/W.C., gas heating to radiators and double glazing. Outside there is a small front garden, off street parking to side and private enclosed garden to rear. Viewing recommended.

Price... £365,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		
<a href="http://www.EPC4U.COM">www.EPC4U.COM</a>		





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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, 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 the centre of the village in Stokenchurch proceed in an easterly direction on the Wycombe Road A40. Take the fourth turning left into George Road then turn right into Bartholomew Tipping Way. Take the second right into Barkus Way where the property is located on the left towards the end of the cul de sac.

## ADDITIONAL INFORMATION

### EPC Rating

C

### 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 upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 35 SQ M / 382 SQ FT

**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 34 SQ M / 364 SQ FT

**BARKUS WAY, STOKENCHURCH, HP14 3RD**  
**APPROX. GROSS INTERNAL FLOOR AREA 69 SQ M / 746 SQ FT**  
FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

