

**1 FERNDALE CLOSE
STOKENCHURCH
BUCKS, HP14 3NT**

PRICE: £380,000 FREEHOLD



A spacious four bedroom extended detached property situated in a pleasant residential cul-de-sac location and close to all local amenities.

**GARDENS: FOUR BEDROOMS (ONE WITH ENSUITE): BATHROOM:
CLOAKROOM: LOUNGE: DINING ROOM: CONSERVATORY: STUDY:
KITCHEN: UTILITY ROOM: GAS CENTRAL HEATING:
DOUBLE GLAZING: GARAGE (USED AS TWO STORAGE AREAS):
OFF ROAD PARKING.**

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TO BE SOLD: a spacious four bedroom detached property with three reception rooms situated in a cul-de-sac location close to local amenities. The property has been extended to provide good sized family accommodation. Stokenchurch village has shops for day-to-day use, doctor's surgery, post office, library, primary school, whilst more extensive facilities can be found in High Wycombe, approximately nine miles distant. The M40 motorway at Junction 5, providing links to Oxford, Birmingham and London. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham. The accommodation comprises:

COVERED ENTRANCE: with exterior light, double glazed door to:

ENTRANCE HALL: with laminate wood flooring, radiator, under stairs storage cupboard, stairs to first floor and door to:

CLOAKROOM: with low level w.c., wash hand basin, radiator, laminated flooring, double glazed window



LOUNGE: 20'4 max x 9'10 (6.19 x 2.99m) with double glazed window to the front, feature fireplace with marble surround and hearth, television aerial point, telephone point, laminated wood flooring, coved ceiling and arch to:

DINING ROOM: 11'9 x 9'10 (3.58 x 2.99m) with double glazed casement doors, radiator, laminate wood flooring, French doors to:



CONSERVATORY: 18' x 9'7 (5.48 x 2.92m) with laminate flooring, radiator, double glazed doors to garden.

STUDY: 15'11 x 6'1 (4.85 x 1.85m) radiator, laminate wood flooring, coved ceiling.



KITCHEN: 15'5 x 7'10 (4.69 x 2.38m) with one and a half bowl sink unit, rolled edge work surface with a range of wall and base units with part tiled surround, laminate wood flooring, built in dishwasher, built in double oven and hob with extractor hood over, radiator, door to:

UTILITY ROOM: 8'9 x 6'10 (2.66 x 2.08m) with stainless steel one and a half bowl sink unit with drainer, rolled edge work surface with base units, tiled surround, built in washing machine and tumble dryer, radiator, laminate wood flooring, gas central heating boiler, door to:

STORAGE ROOM: 8'6 x 8'6 (2.59m) with access to remainder of garage.

FIRST FLOOR

LANDING: with access to loft space, twin doors to airing cupboard housing hot water tank.

MASTER SUITE



BEDROOM ONE: 12'3 x 9'10 (3.73 x 2.99m) with radiator, double glazed window to the front and door to:

EN-SUITE BATHROOM: with suite comprising low level w.c., pedestal basin, panelled bath with power shower, tiled surround, radiator, tiled floor, leaded double glazed window to side aspect.

BEDROOM TWO: 11'10 x 9'10 (3.60 x 2.99m) radiator and double glazed window overlooking the garden.

BEDROOM THREE: 8'1 x 7'7 (2.46 x 2.31m) radiator and double glazed window overlooking the garden.

BEDROOM FOUR: 7'11 x 6'8 (2.41m x 2.03m) radiator, double glazed window to front aspect.

FAMILY BATHROOM: with suite comprising low level w.c., pedestal basin, panelled bath with power shower and part tiled surround, radiator, tiled flooring, double glazed window.

OUTSIDE

TO THE FRONT is a brick paved driveway with off road parking for several cars enclosed by brick wall and shrubs.



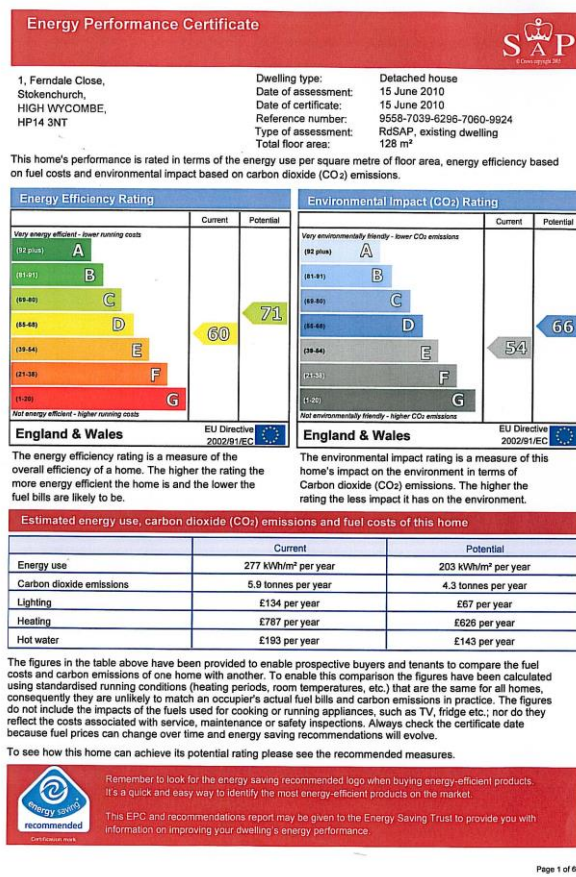
THE REAR GARDEN is lawned with patio area, a range of flower and shrub borders with walled and fenced surround, gated access, outside lighting, decked gazebo, gated access to the front.

SC1854

COUNCIL TAX BAND: F

VIEWING: To avoid disappointment, please arrange to view with our Stokenchurch office on 01494 482676. We shall be pleased to accompany you on your inspection.

DIRECTIONS: From our Stokenchurch office proceed along the A40 towards High Wycombe. Take the second turning on the right into Ferndale Close. The property can be found on the right hand corner of the cul-de-sac.



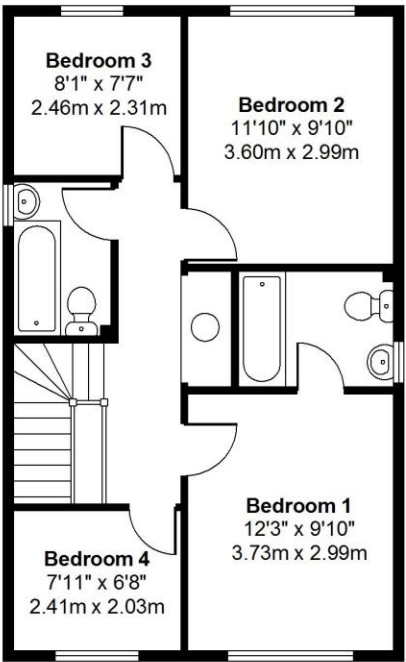
Clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

*Even if you are not buying or selling through us, **Attfield James Independent Financial Advisers** can guide you through the mortgage maze (there are over 450 lenders and 10,000 schemes on the market). They can help you choose the Mortgage that is best suited to you. Whether it is a purchase, equity release or buy to let. They also offer Independent Investment, Pension and insurance advice. Please call this office for further details at no obligation. Your home is at risk if you do not maintain mortgage payments or a loan secured on it*

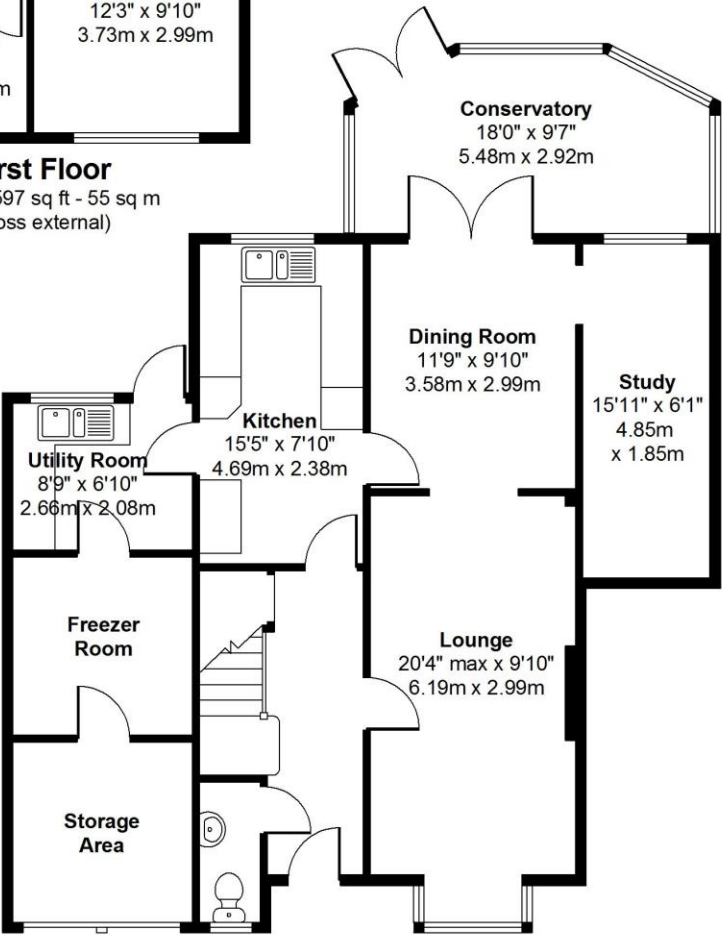
Letting and Management: We offer a comprehensive range of services for landlords. Please call 01628 523310 for further details.

NOT TO SCALE

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First Floor
Approx 597 sq ft - 55 sq m
(gross external)



Ground Floor
Approx 1098 sq ft - 102 sq m
(gross external)