



1 St. Francis Road, Studley Green - HP14 3UZ

Offers in excess of £475,000

 **TIM RUSS**
& Company



- Three-bedroom semi-detached home
- Driveway and garage
- Elevated village position
- Countryside front views
- Refurbished since 2023
- Log-burning stove
- Modern kitchen and bathroom
- Landscaped rear garden

Studley Green is a sought-after Chilterns village enjoying a semi-rural setting amidst attractive countryside. The village benefits from a strong sense of community and convenient access to nearby Stokenchurch, where a range of shops, services and schooling can be found. Junction 5 of the M40 is within easy reach, making the area well placed for commuters.



A much improved three-bedroom semi-detached home with driveway and garage, occupying an elevated position on a country lane in the village of Studley Green and enjoying countryside views to the front.

The property has undergone an extensive programme of refurbishment since 2023. Improvements include a double block-paved driveway providing off-road parking and access to the garage, sensor lighting, a fully boarded loft with retractable ladder, wool carpets, bespoke fitted wardrobes to both double bedrooms, oak internal doors, a Worcester combination boiler, anthracite grey double-glazed windows and rear door, a refitted kitchen with integrated appliances and porcelain tiled flooring, an internal Crittall-style feature window, replacement electrics and consumer unit, and professionally cleaned roof and guttering.

The bay-fronted sitting room features wood effect, laminate flooring and a log-burning stove, while the remainder of the accommodation provides well-presented and updated living space suited to modern family living.

Outside, the landscaped rear garden comprises a raised patio, lawn and flower beds, creating an attractive and manageable outdoor space.

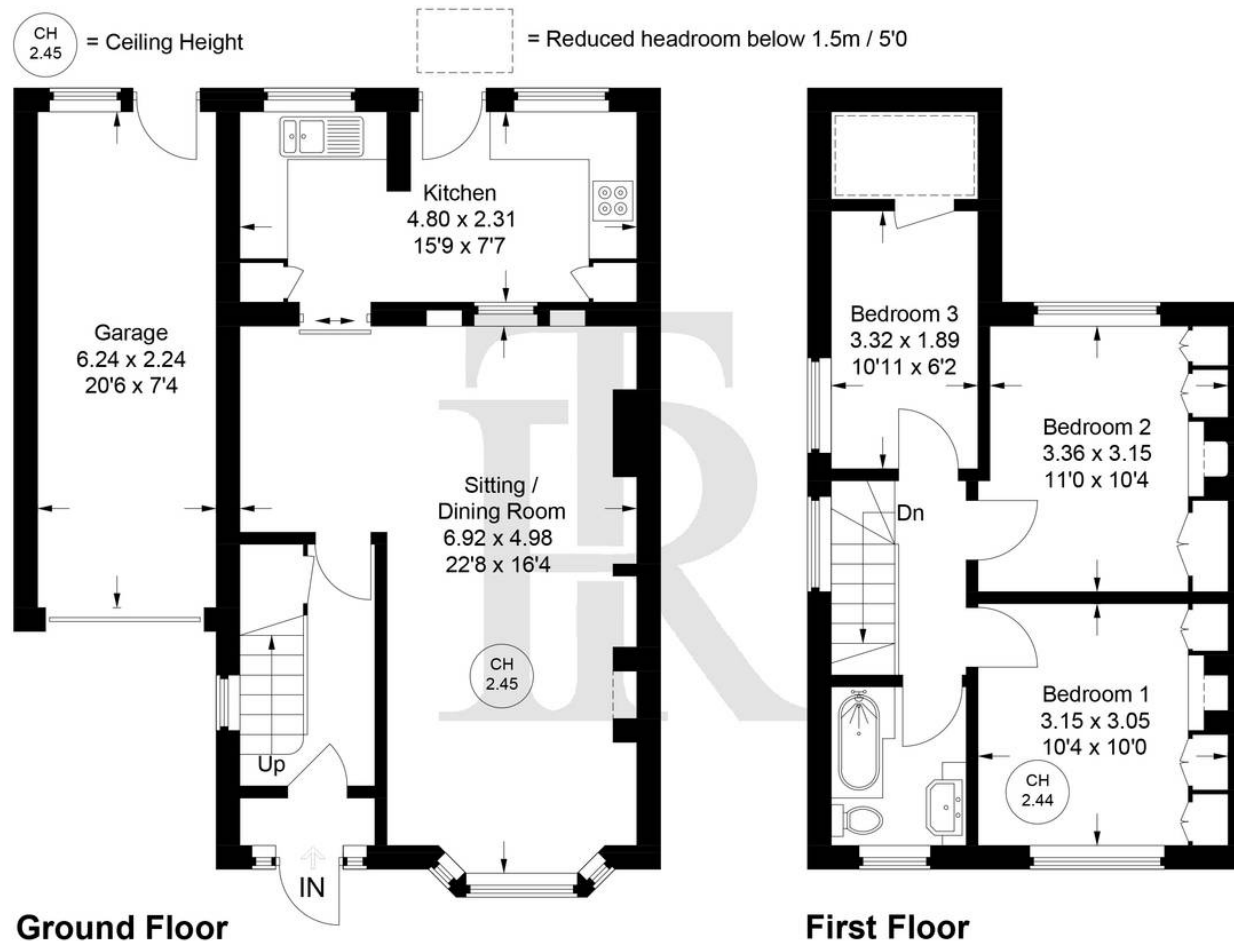
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





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Approximate Gross Internal Area
 Ground Floor = 47.1 sq m / 507 sq ft
 First Floor = 37.7 sq m / 406 sq ft
 Garage = 14.2 sq m / 153 sq ft
 Total = 99 sq m / 1066 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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