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66 Rogers Lane, Stoke Poges, Buckinghamshire. SL2 4LF.

£675,000 Freehold

Discover the charm of this delightful 1930s semi-detached house in Stoke Poges, perfectly positioned close to local schools and amenities. With a double-storey rear extension and sitting on an expansive 180-foot plot, this property offers ample potential for further extension and customization.

As you enter, you'll find a spacious and versatile dining room and living room. The living room features a working gas fireplace, creating a cozy atmosphere for family gatherings. The kitchen, which was renovated 15 years ago, is equipped with fitted appliances and overlooks the beautiful rear garden. Adjacent to the kitchen, you'll find a practical utility room and an additional bathroom, enhancing the functionality of the home.

Upstairs, the master bedroom is front-facing and generously sized. Bedrooms two and three are both double rooms with views of the rear garden. The tiled shower room completes this floor, offering modern convenience and style.

The loft is fully boarded and accessible via a pull-down ladder, providing ample storage space or potential for further development.

Externally, the property features a garage and driveway parking, ensuring plenty of space for vehicles. The expansive rear garden is a standout feature, perfect for outdoor activities and relaxation.

This charming home combines character with modern amenities, making it an ideal choice for families seeking space, convenience, and the potential to create their dream home.

## THE AREA

Stoke Poges is situated within a short drive of the major motorway networks of the M40, M25 and M4.



The Station at Gerrards Cross (approx 3 miles away) offers a fast and frequent service into London, Marylebone, taking approximately 20 minutes. Slough station is also within 3 miles and has recently joined Crossrail route (Elizabeth Line).

Locally, there are numerous Golf Courses and further leisure facilities in the area include various gymnasiums and countryside walks, furthermore Windsor Race Course and Ascot are nearby.

South Bucks remains within the Grammar School catchment plus there are various highly regarded state and independent schools locally. Within the village of Stoke Poges there is a newly constructed shopping centre which provides day to day shopping facilities.



**Important Notice**

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# 66 Rogers Lane

Approximate Gross Internal Area

Ground Floor = 53.6 sq m / 577 sq ft

First Floor = 48.2 sq m / 519 sq ft

Garage / Garden Store = 19.9 sq m / 214 sq ft

Total = 121.7 sq m / 1,310 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.