



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



29a Pennylets Green, Stoke Poges, Buckinghamshire. SL2 4BU.

£350,000 Leasehold



A chance to purchase a beautifully presented two bedroom, first floor maisonette situated in popular Pennylets Green, which is walking distance to the Village Centre where you can find a Co op, Costa, a Post Office and a Doctors surgery.

Stoke Poges School is also within walking distance and has a Good Ofsted rating.

A particular feature of this stunning property is the excellent rear garden, which is not only a great size but is also private. This lovely space is mainly laid to lawn, with two patio areas, two timber sheds and has fence/hedge borders. The garden has electricity with several useful power points and is a great space for entertaining and playing sports.

Internally it includes a 14'10 x 11'7 living room which has a feature front aspect bay window and space for a dining table, a double aspect modern fitted kitchen, 12'7 x 11'8 master bedroom with two sets of fitted double wardrobes, and a front aspect second bedroom with built in storage. A stylish, contemporary designed bathroom suite completes the accommodation.

The property is on the doorstep to Stoke Common and Burnham Beeches, both protected nature reserves.





There are lovely walks from the property to these through beautiful woodland.

Situated in the sought after village of Stoke Poges which is approximately 4 miles from Gerrards Cross and Beaconsfield Village Centres that have extensive shopping facilities.

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

The Station at Gerrards Cross offers a fast and frequent service into London, Marylebone, taking approximately 20 minutes. Slough Station is also within 3 miles and is connected to the Elizabeth Line with quick, regular access to the West End, City of London, and Canary Wharf.

Locally, there are numerous Golf Courses and health clubs and both Windsor and Ascot racecourses are nearby. South Bucks remains within the Grammar School catchment plus there are various highly regarded state and independent schools locally.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

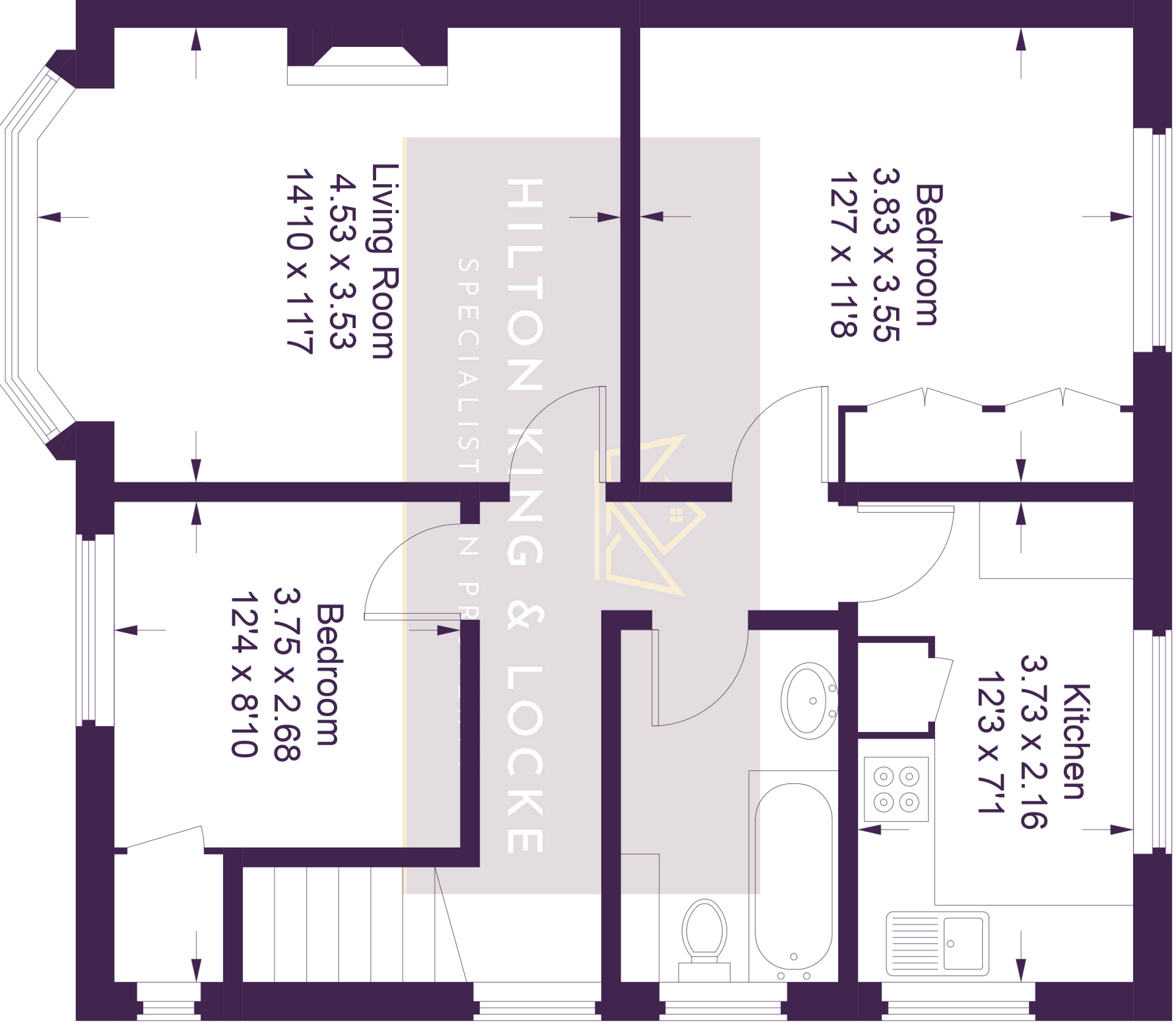


The Broadway  
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555  
fc@hklhome.co.uk

# 29a Pennylets Green

Approximate Gross Internal Area = 60.7 sq m / 653 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.

© CJ Property Marketing Ltd Produced for Hilton King & Locke