



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



Hazell Way, Stoke Poges, Buckinghamshire. SL2 4DD.

£650,000 Freehold

An extended and beautifully presented three bedroom, three reception semi located in popular Hazell Way, Stoke Poges.

The property is in excellent order and offers a light and airy feel throughout, while the impressive 1500 square ft of accommodation is ideal for families, as there is adaptable ground floor space, plus three really good sized first floor bedrooms.

The ground floor includes a spacious entrance hall which gives you direct access to a cloakroom, the front reception and the kitchen.

The bay fronted reception measures 13'5 x 11'2 and is semi open plan to a dining room, which in turn has french doors leading out to a 17'11 x 11'5 rear reception. This great space has french doors that lead out to the garden, and also offers access to both the garage and the kitchen.

The kitchen is modern by design, with wood block work surfaces and a breakfast bar.

Upstairs, there is a contemporary styled bathroom with a white suite and a panel bath, plus separate shower cubicle, a 13'4 x 11'3 master bedroom with wall of fitted wardrobes, a rear aspect 10'1 x 9'6 bedroom two, and a superb sized 11'1 x 9'5 bay fronted bedroom three.

Outside and to the front, there is an immaculate block paved driveway which provides ample off street parking, and to the rear



the garden offers a patio, lawn and fencing to the sides, plus an outside tap. Within the garden is also a 7'7 x 7'7 office.

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

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

51 Hazel Way

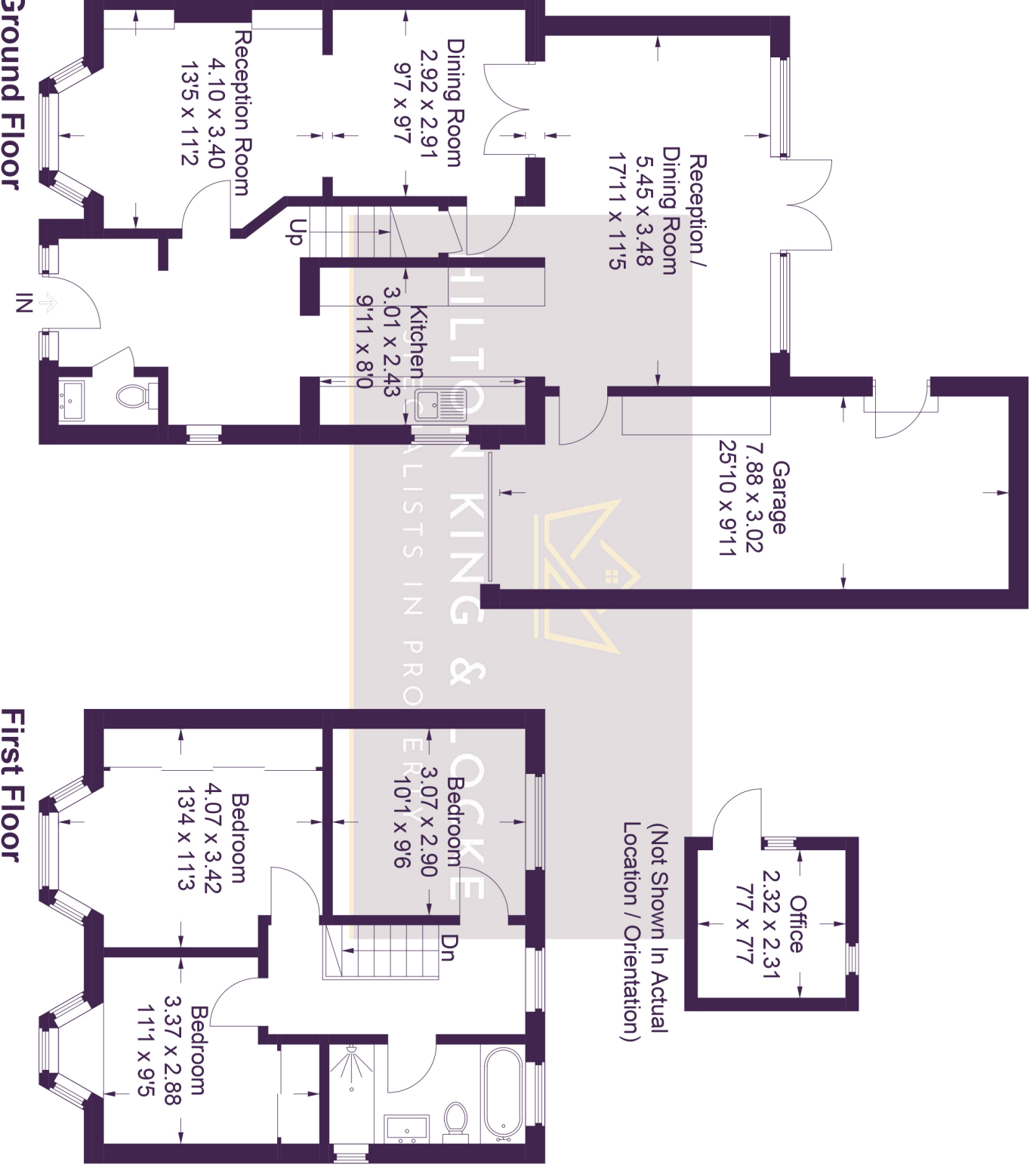
Approximate Gross Internal Area

Ground Floor = 90.7 sq m / 976 sq ft

First Floor = 43.4 sq m / 467 sq ft

Office = 5.3 sq m / 57 sq ft

Total = 139.4 sq m / 1,500 sq ft (Including Garage)



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.