



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



11a Pennylets Green, Stoke Poges, Buckinghamshire. SL2 4BU.

£310,000 Leasehold

A well presented two bedroom, first floor maisonette which benefits from a newly extended lease and your own private rear garden.

The property is located 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.

Particular features of this stunning property are the excellent rear garden, which is not only a great size but is also private, and the large internal windows, which ensure many of the rooms are flooded with natural light. Other benefits are the modern white gloss fitted kitchen units and the impressive contemporary styled bathroom.

Accommodation includes a bay fronted 14'11 x 11'6 living room, a 12'6 x 11'7 rear aspect bedroom one, 12'6 x 8'9 bedroom two, 12'3 x 7' double aspect kitchen, and the family bathroom.

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



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.

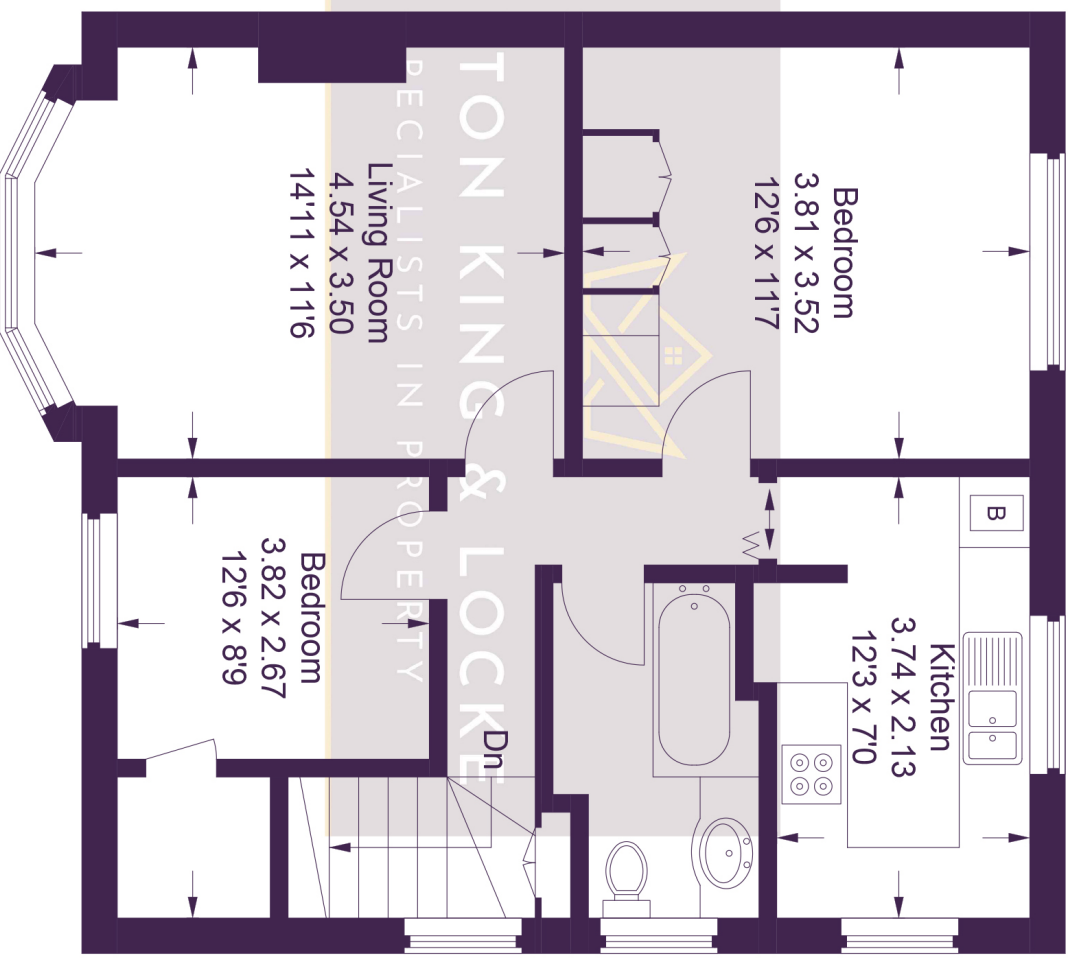


The Broadway
Farnham Common Buckinghamshire SL2 3QH

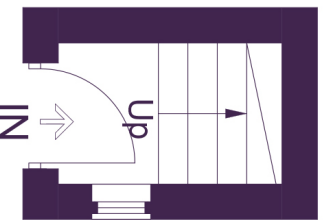
Tel: 01753 643555
fc@hklhome.co.uk

11A Pennylets Green

Approximate Gross Internal Area
Ground Floor = 2.4 sq m / 26 sq ft
First Floor = 58.9 sq m / 634 sq ft
Total = 61.3 sq m / 660 sq ft



Ground Floor



First Floor

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.