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Penn Meadow, Stoke Poges, Buckinghamshire. SL2 4EB.

£525,000 Freehold



**\*\*NO ONWARD CHAIN\*\***

Situated in the highly sought-after Stoke Poges, this charming two-bedroom detached bungalow sits on a generous plot, offering a fantastic opportunity for those looking for space, convenience, and potential for further development. With a garage, ample driveway parking, and beautifully maintained front and rear gardens, this home is ideal for a variety of buyers.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period").

Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Upon entering, you are welcomed into a spacious entrance hall that sets the tone for the light and airy interiors. To the left, the well-appointed kitchen offers ample space and is fitted with






appliances, including a microwave, dishwasher, fridge freezer, and washing machine. From here, you can access the garden, making outdoor dining and entertaining effortless.

The L-shaped reception rooms provide a versatile living and dining area, perfect for hosting gatherings or enjoying everyday family life. The rear extension incorporates a bright and inviting garden room, allowing natural light to flood the space while providing stunning views over the beautifully landscaped garden. Sliding doors in the garden room offer seamless access to the outdoor space.

Towards the front of the property, two well-proportioned bedrooms feature fitted wardrobes, maximizing storage and functionality. A family bathroom, complete with both bath and shower facilities, completes the internal accommodation.

For those seeking additional flexibility, neighbouring properties have successfully converted the open-plan living and dining area into a third bedroom by adding a stud wall, subject to the necessary planning consents.

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>		76
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.



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# 10 Penn Meadow

Approximate Gross Internal Area

Ground Floor = 89.2 sq m / 960 sq ft

Garage = 17.5 sq m / 188 sq ft

Total = 106.7 sq m / 1,148 sq ft



(Not Shown In Actual  
Location / Orientation)

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.

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