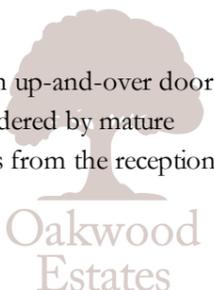




Set at the end of a quiet cul-de-sac, this property enjoys a private and peaceful setting, while still offering excellent access to local amenities. Upon entering, you are welcomed by a spacious hallway with integrated storage, to your right you will find the ground floor shower room featuring shower, basic and w/c. The reception room is notably generous, with south-facing rear aspect sliding doors opening directly onto the rear patio, allowing natural light to fill the space and creating a seamless connection between indoor and outdoor living. The dining room is equally impressive in size and features an electric fireplace and a large rear-aspect picture window, providing a versatile space which would be used for both formal dining or as an additional reception room. The kitchen is thoughtfully designed and well-equipped, featuring a four-ring gas hob by Neff, a double Bosch oven, and an integrated dishwasher and has space for a dining table. Adjacent to the kitchen, the utility room houses a combi boiler, provides space for a washer and dryer, and includes a useful pantry for additional storage.

Upstairs, a large landing leads to all rooms. The family bathroom is fitted with a bathtub and overhead rainfall shower, complemented by a front-aspect window. The principal bedroom enjoys a rear-aspect outlook and benefits from extensive integrated storage along with a built-in vanity area. Bedroom two is a spacious double with a rear-aspect window and ample room for freestanding storage. Bedroom three is a well-proportioned single with a front-aspect view, currently used as a home office but equally suited as a child's bedroom or playroom.

Externally, the property offers driveway parking for up to three vehicles, along with a single garage with an up-and-over door and an additional store room to the rear. The rear garden is south-facing and mainly laid to lawn, bordered by mature hedging and trees that provide a good degree of privacy. A large patio area, accessible via the sliding doors from the reception room, creates an ideal space for outdoor dining and entertaining.



-  THREE BEDROOM DETACHED FAMILY HOME
-  TWO BATHROOMS
-  20FT SITTING ROOM
-  13FT MODERN FITTED KITCHEN
-  18FT GARAGE
-  CUL-DE-SAC LOCATION
-  POTENTIAL TO EXTEND ONTO SIDE (STP)
-  17FT DINING ROOM
-  SOUTH FACING REAR GARDEN
-  COUNCIL TAX BAND - E

					
x3	x2	x2	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

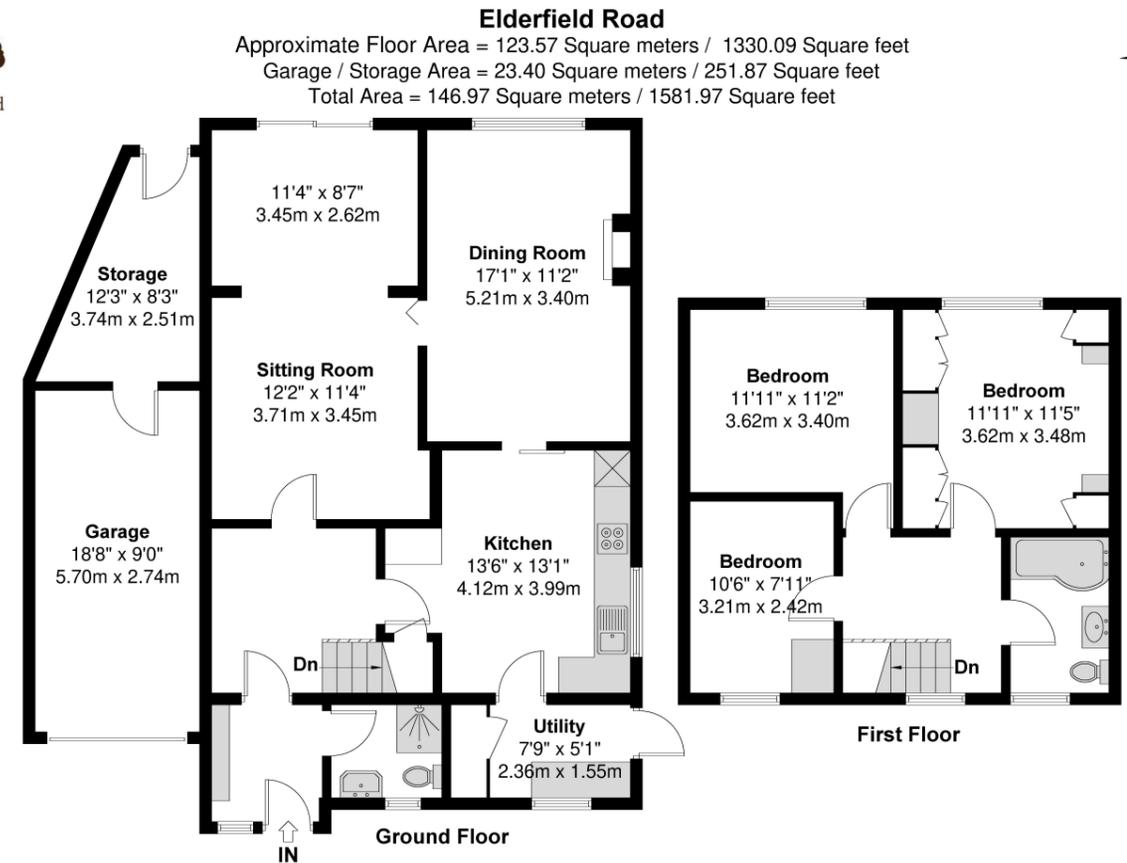


Illustration for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

**Local Area**

Stoke Poges is a picturesque village located in Buckinghamshire, England. Situated just to the north of Slough and approximately 23 miles west of central London, Stoke Poges offers a tranquil retreat from the hustle and bustle of urban life while remaining conveniently close to major transport links. The village is renowned for its stunning countryside, with rolling green landscapes and charming rural surroundings. In addition to its natural beauty, Stoke Poges offers a range of amenities to its residents, including local shops, pubs, and restaurants. The village maintains a strong sense of community, with various social events and activities organized throughout the year.

**Transport Links**

Stoke Poges has several transport links that make it accessible and convenient for residents. The area is well-connected by road, with the A355 providing direct access to nearby towns and major routes, including the M25, M4 and M40 motorways. For public transport, the village is served by several bus routes that connect to surrounding areas, including Slough and Gerrards Cross. The nearest train stations are in Gerrards Cross and Langley, both of which offer services to London Paddington, Marylebone, and other destinations, making it a good option for commuters.

**Council Tax**

Band E

**Local Schools**

Buckinghamshire is well renowned for being one of the last counties that still offer Grammar School education. Some of the local schools to this property are listed below.

- Beaconsfield High School
- John Hampden Grammar School
- Burnham Grammar School
- Gayhurst School
- Maltmans Green Preparatory School
- Thorpe House School
- St Mary's School
- Caldicott Preparatory School
- The Stoke Poges School
- The Chalfonts Community College

We recommend that you verify with the local council or school to ensure that you meet the criteria for the preferred educational institutions.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	