



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



35a Pennylets Green, Stoke Poges, Slough, Buckinghamshire. SL2 4BU.

£345,000 Leasehold

SUPERB TWO BEDROOM FIRST FLOOR MAISONETTE

FEATURING A HUGE, PRIVATE REAR GARDEN

WELL PRESENTED THROUGHOUT

MODERN KITCHEN AND BATHROOM

SHORT WALK TO SHOPS, DOCTORS SURGERY, CO OP, POST OFFICE, AND COSTA

STOKE POGES JUNIOR SCHOOL IS ALSO WALKING DISTANCE

A great maisonette which is priced to sell and therefore offers excellent value for money, especially as it boasts a superb private rear garden featuring a large lawn, patio area, two timber sheds and a 9'10 x 9'10 summerhouse.

The accommodation includes a 14'9 x 11'7 living room with a lovely bay-fronted window, and a 12'4 x 7'1 kitchen with a double aspect, plenty of modern eye and base level units, plus space for a small table and chairs.

Bedroom one measures 12'7 x 11'7 and enjoys a rear aspect overlooking the garden. Bedroom two measures 9' x 8'8 and benefits from a front aspect window. There is also a contemporary, fully tiled bathroom complete with panel bath, shower and screen.

The vendor has informed us that there is no service charge and the ground rent is £150 per annum, making this an even more attractive and cost-effective purchase.

Situated in the sought-after village of Stoke Poges, the property is approximately 4 miles from both Gerrards Cross and Beaconsfield village centres, which offer extensive shopping facilities.



Stoke Poges is conveniently located within a short drive of the M40, M25 and M4 motorway networks. Gerrards Cross Station (approximately 3 miles away) provides a fast and frequent service into London Marylebone in around 20 minutes. Slough Station is also within 3 miles and connects to the Crossrail/Elizabeth Line.

Locally, there are numerous golf courses and leisure facilities including gymnasiums and countryside walks. Windsor Racecourse and Ascot Racecourse are also nearby. South Bucks remains within the Grammar School catchment area and there are various highly regarded state and independent schools locally. Within the village of Stoke Poges there is a newly constructed shopping centre providing day-to-day amenities



Important Notice

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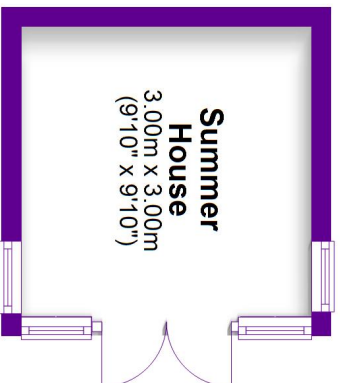


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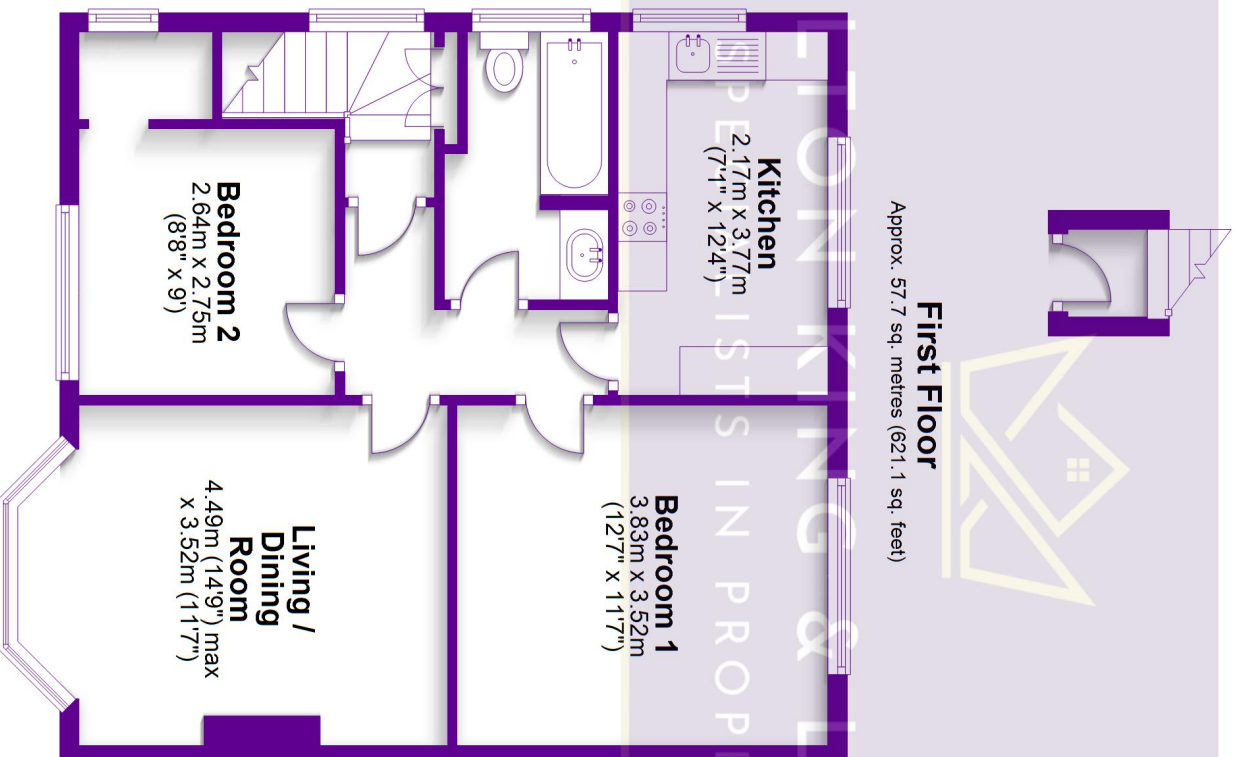
Ground Floor

Approx. 9.7 sq. metres (104.9 sq. feet)



First Floor

Approx. 57.7 sq. metres (621.1 sq. feet)



Total area: approx. 67.4 sq. metres (726.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only.
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