



This three bedroom detached family home is situated on a corner plot and on a popular residential road within Stoke Poges. The property is offered to the market in need of some cosmetic updating and with the potential to extend onto the rear (STP).

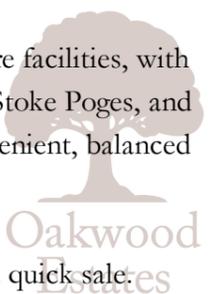
The ground floor features a 23ft sitting room with functional fireplace, a 10ft fitted kitchen and a welcoming entrance hall.

To the first floor there are three well-proportioned bedrooms, a family bathroom and separate W.C. There is also eaves storage directly off the principal bedroom.

Externally, the low maintenance rear garden is mainly laid to lawn with a patio area to the front ideal for entertaining. To the front there is a large driveway with parking for up to three cars in addition to a 15ft garage (with up and over door).

Located in a desirable area, the home is close to highly regarded schools, local shops, and leisure facilities, with parks, cafés, and sports centres nearby. Excellent transport links ensure easy access to Slough, Stoke Poges, and surrounding towns, making this property ideal for commuters as well as families seeking a convenient, balanced lifestyle.

This property comes onto the market with no onward chain allowing for the possibility of a quick sale.



## Property Information

-  **THREE BEDROOM DETACHED FAMILY HOUSE**
-  **POTENTIAL TO EXTEND (STP)**
-  **10FT FITTED KITCHEN**
-  **LARGE DRIVEWAY**
-  **EPC - TBC**
-  **CORNER PLOT**
-  **23FT SITTING ROOM**
-  **15FT GARAGE**
-  **NO CHAIN**

					
<b>x3</b>	<b>x1</b>	<b>x1</b>	<b>x3</b>	<b>Y</b>	<b>Y</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

## Floor Plan



**Hazell Way**  
 Approximate Floor Area = 96.61 Square meters / 1039.91 Square feet  
 Garage Area = 12.85 Square meters / 138.31 Square feet  
 Total Area = 109.46 Square meters / 1178.22 Square feet

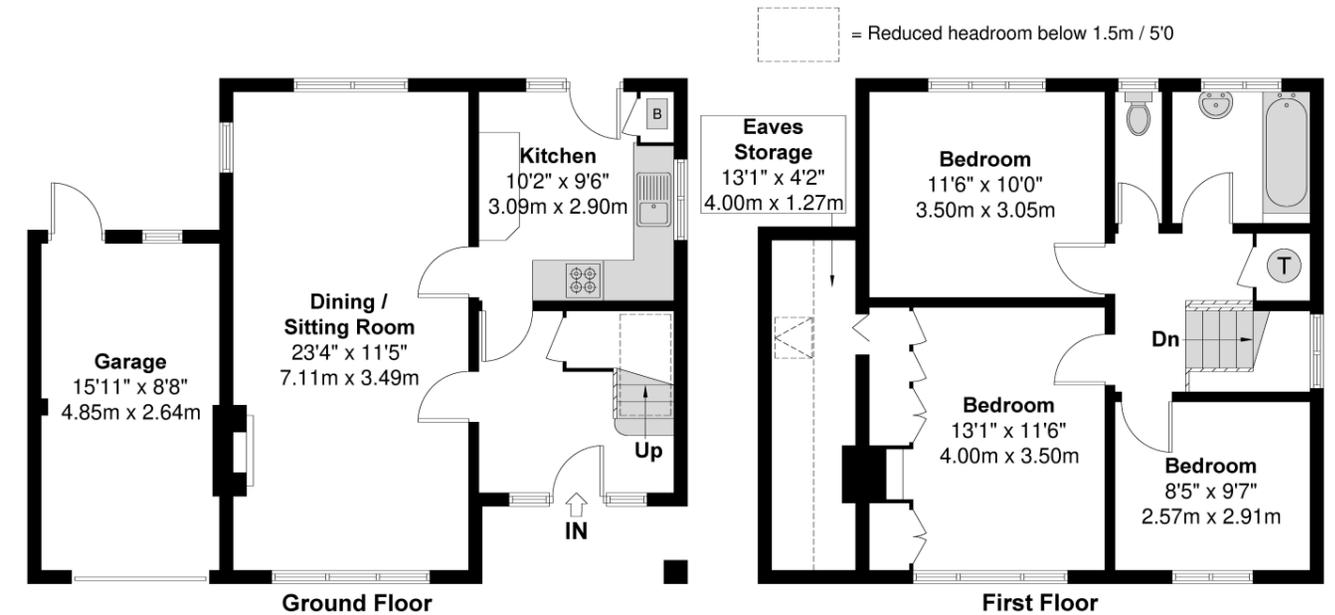


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



### Location

Hazell Way offers convenient access to a variety of local amenities. Within walking distance, residents will find a Co-operative Food store, pharmacy, GP surgery, and post office, making everyday essentials easily accessible.

The area is perfect for those who enjoy the outdoors, with scenic countryside walks available nearby at Burnham Beeches, Stoke Common, and Black Park. For more extensive shopping, dining, and leisure options, Gerrards Cross is close by and features a selection of independent shops, restaurants, a Waitrose and Tesco, a cinema, and a library. It also benefits from excellent transport links via the Chiltern Rail line to London Marylebone. Slough offers further amenities, including extensive retail options and a fast rail service to London Paddington.

### Education

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
- Burnham Grammar School
- Royal Masonic School
- Gayhurst School
- Maltmans Green Preparatory School
- Thorpe House School
- Caldicott Preparatory School
- Beaconsfield School
- St Mary's
- Stoke Poges School
- Farnham Common Secondary School
- Pioneer Secondary Academy

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

### Council Tax

Band F