



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



Pennylets Green, Stoke Poges, Buckinghamshire. SL2 4BX.

£839,995 Freehold

A modern four bedroom, two bathroom, two reception detached family home situated in ever popular Pennylets Green in Stoke Poges. In total there is 1564 square ft of accommodation on offer.

This excellent property is located just across the road 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.

Internal accommodation includes a 17'7 x 11'8 double aspect living room with a set of french doors leading to the garden, a 12'5 x 12' bay fronted second reception room, a 16'10 x 11' kitchen breakfast room that has both space to dine and more french doors leading out to the garden. Off the kitchen is a utility room and completing the ground floor is a cloakroom.

Upstairs are four excellent sized bedrooms. The 11'10 x 10'9 master bedroom has its own ensuite, while the excellent sized second bedroom measures 15'5 x 9'2. Bedroom three is 12'9 x 10'2 and offers a double aspect, while bedroom four is an impressive 11'11 x 8'2. Completing the accommodation is a family bathroom.

Externally, there is a block paved front driveway providing off street parking in front of the 17'2 x 8'8 garage, and to the rear is a low maintenance garden with a patio with pergola, lawn and fencing to all sides.

LOCATION



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

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

75 Pennylets

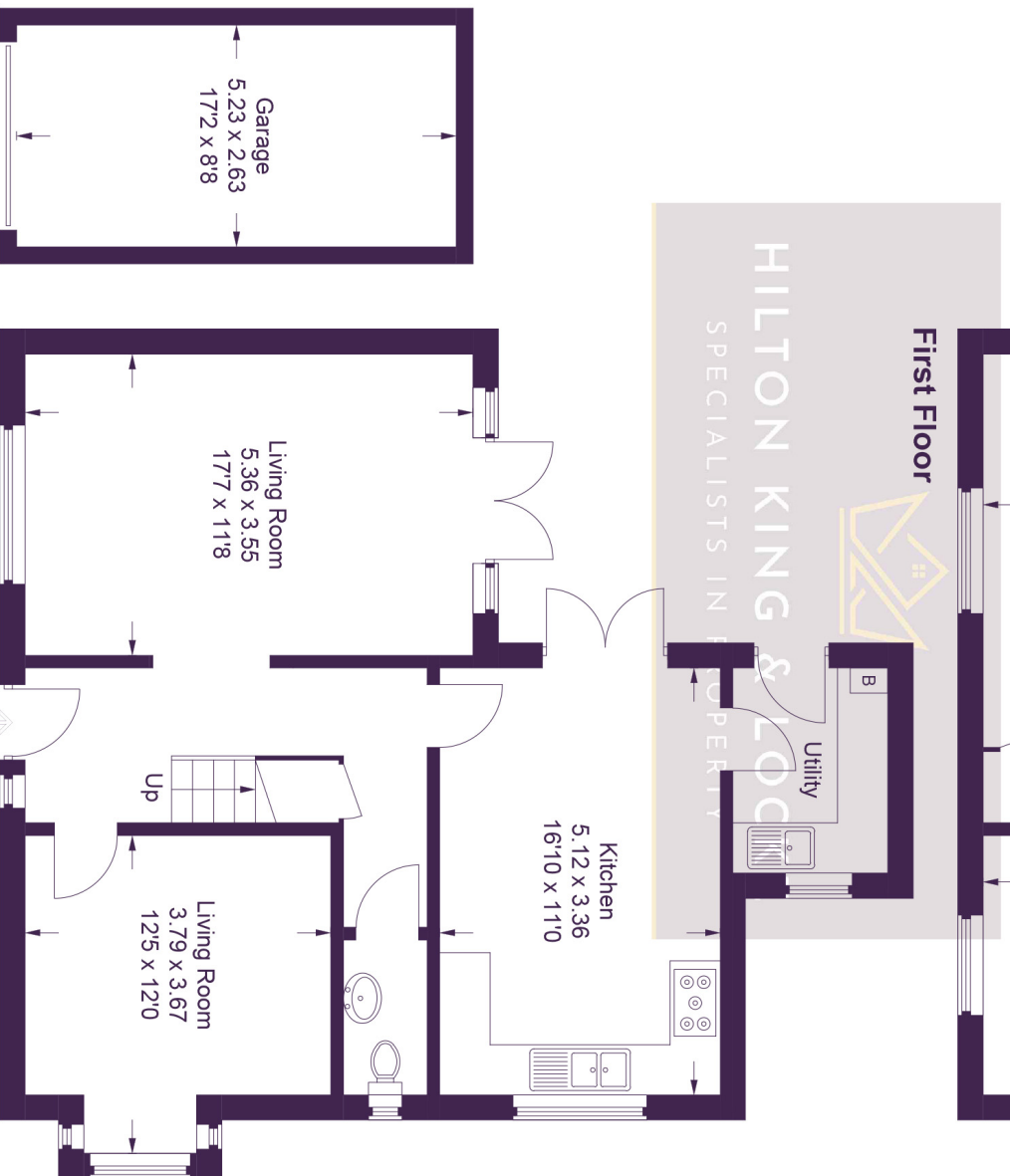
Approximate Gross Internal Area

Ground Floor = 68.9 sq m / 742 sq ft

First Floor = 62.4 sq m / 672 sq ft

Garage = 13.9 sq m / 150 sq ft

Total = 145.2 sq m / 1,564 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.