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34 Bunby Road, Stoke Poges, Buckinghamshire. SL2 4BP.

£800,000 Freehold

This stunning four bedroom detached house, nestled in the highly sought-after Stoke Poges, offers the epitome of spacious and open-plan living, making it an ideal choice for those who love to entertain. As you step through the front door, you're greeted by a convenient porch with ample space for coats and shoes, seamlessly leading into a large and inviting entrance hall. A downstairs cloakroom adds to the practicality of this well-designed home.

The heart of the house, the kitchen, looks out over the front of the property and is equipped with top-of-the-line Miele appliances, including an induction hob, double oven, washing machine, tumble dryer, Bosch dishwasher, and fridge. This kitchen is a haven for cooking enthusiasts. An L-shaped living and dining room, graced with French doors opening onto the garden, provides a fantastic space for gatherings and socializing.

A unique feature of this home is a sunken living room, offering a cozy ambiance with its striking brick feature fireplace. For those moments when you seek a tranquil retreat while staying connected to the outdoors, a conservatory with garden views from all angles completes the ground floor, providing an ideal spot for relaxation in both the summer and winter.

Moving to the upper level of the house, you'll discover four generously-sized double bedrooms. The master bedroom boasts an ensuite shower and fitted wardrobes, providing comfort and convenience. Two more double bedrooms enjoy views over the rear garden, with one of them also featuring fitted wardrobes. The fourth bedroom, which faces the front of the house, is a double room, also equipped with fitted wardrobes. A family bathroom completes this floor.

Stepping outside, you'll find a private and secure garden that is not overlooked, offering a serene escape from the hustle and bustle of daily life. The garden features side access, is predominantly laid to lawn with tasteful shrub borders, and includes a patio area for outdoor dining and relaxation. A convenient shed in the garden is equipped with electricity so perfect for garden appliances and use.

At the front of the property, you'll find ample driveway parking for multiple cars, along with a garage that has power installed.



This meticulously maintained and thoughtfully designed home in Stoke Poges is sure to captivate those seeking spacious, inviting living in a highly desirable location.

AREA

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.



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| 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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34 Bunby Road

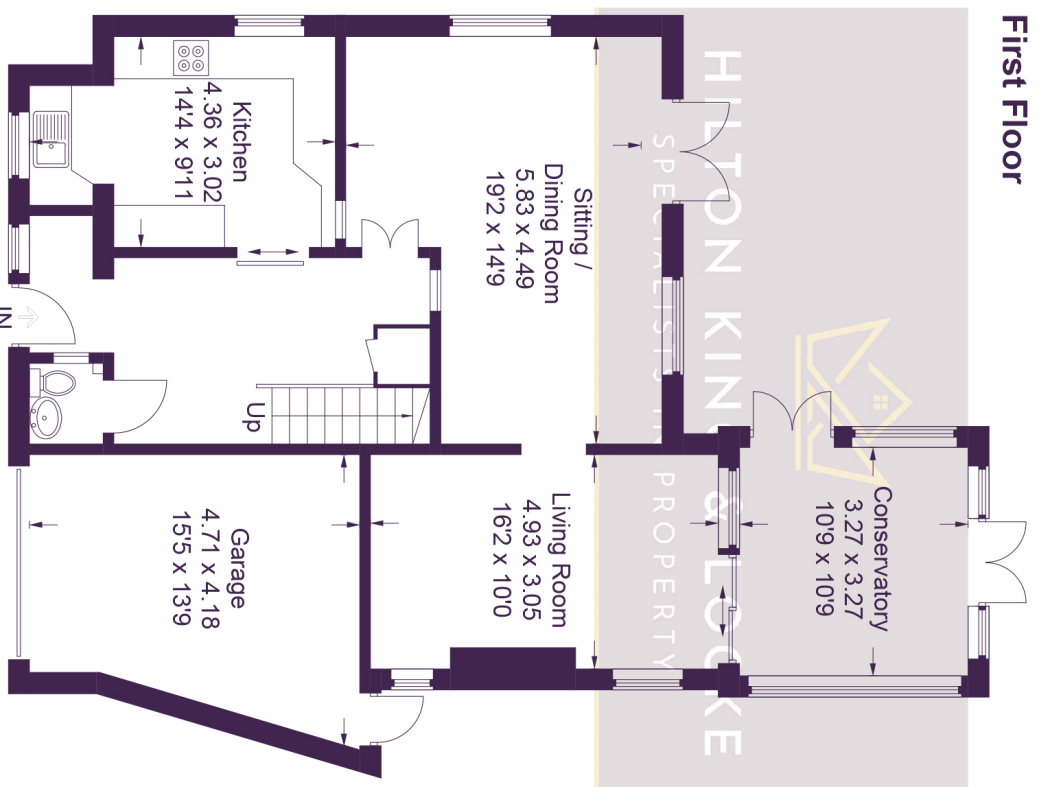
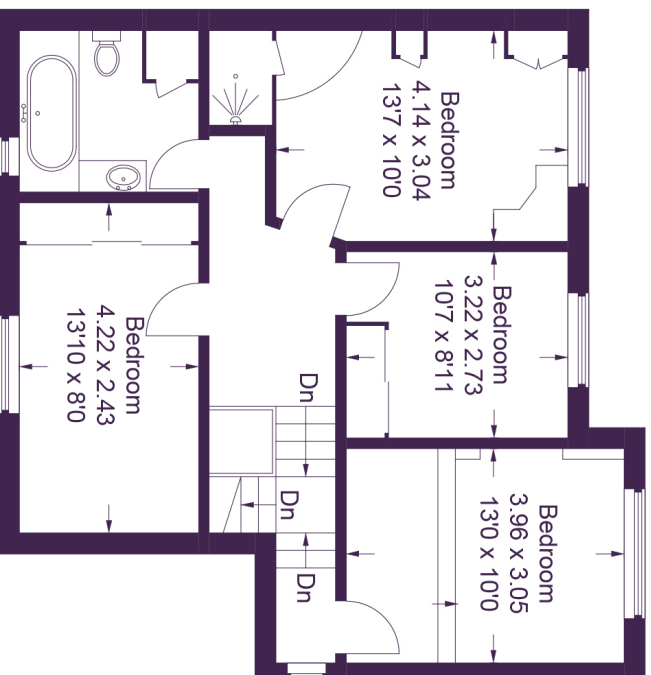
Approximate Gross Internal Area

Ground Floor = 79.3 sq m / 853 sq ft

First Floor = 65.9 sq m / 709 sq ft

Garage = 16.7 sq m / 180 sq ft

Total = 161.9 sq m / 1,742 sq ft



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.