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Rogers Lane, Stoke Poges, Buckinghamshire. SL2 4LW.

£325,000 Freehold

A two bedroom terraced cottage which comes to the market with no upper chain and is in need of modernisation, therefore a perfect purchase if you are looking for a property that you can make your own.

This character home is also walking distance to Stoke Poges School, plus a Doctors Surgery, Co Op, Costa, a Post Office and a Pharmacy.

Accommodation on the ground floor includes a 21'9 x 10'4 living room, an inner hallway leading to your 8'7 x 6'1 kitchen, and a store. Off the kitchen is a utility/lean to, which in turn gives you access to the garden.

Upstairs, you have a 15'5 x 10'9 master bedroom, an 8'4 x 6' second bedroom, and a bathroom.

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.

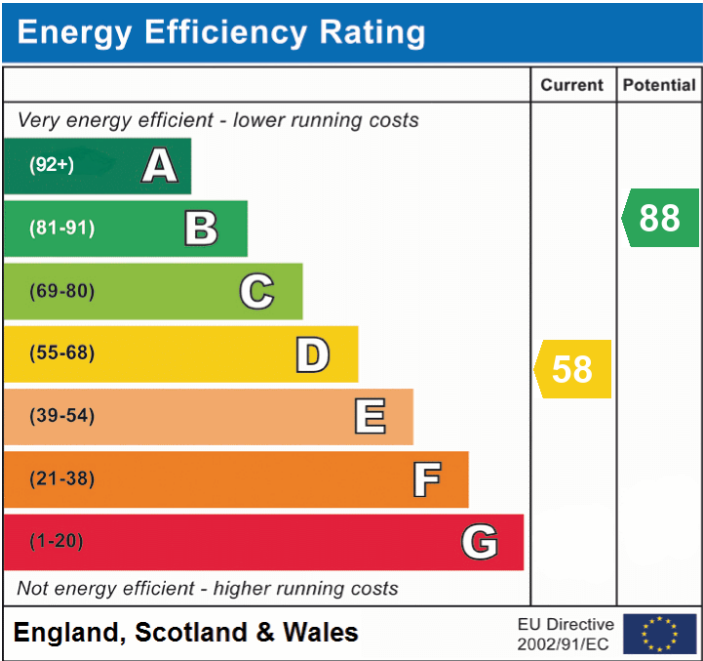
Stoke Poges is situated within a short drive of the major



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

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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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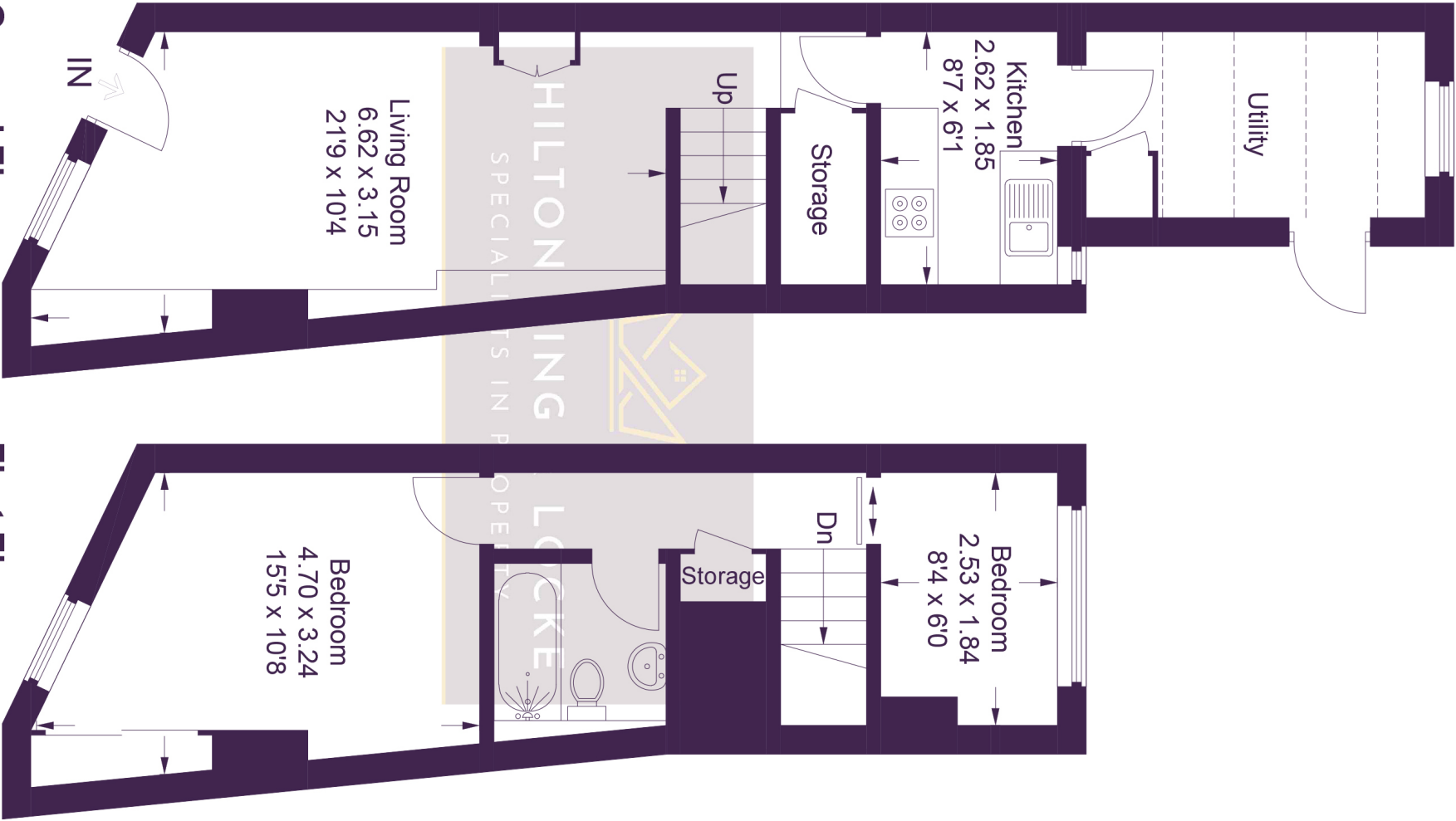
85 Rogers Lane, Stoke Poges, SL2 4LW, Bucks

Approximate Gross Internal Area

Ground Floor = 36.6 sq m / 394 sq ft

First Floor = 28.9 sq m / 311 sq ft

Total = 65.5 sq m / 705 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.

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