













Upon entering the property, you are welcomed by a spacious porch/boot room leading into the main hallway. To the right, the lounge features a large front-aspect window and sliding doors opening onto the rear patio. A working electric fire and original parquet wood flooring beneath the current carpet add charm to the space. Adjacent to the lounge, the dining room benefits from side-aspect windows and sliding doors, creating a light-filled environment ideal for indoor-outdoor entertaining.

The kitchen, while in need of modernisation, offers a practical layout with both base and eye-level units. It also features integrated appliances including a four-ring gas hob, oven and grill, integrated fridge-freezer, double sink, and separate Bosch washing machine and dishwasher. A downstairs W/C completes the ground floor.

Upstairs, the principal bedroom is a generous double with a large front-aspect window. Similarly, bedroom two is another spacious double with dual rear-aspect windows. Bedrooms three and four are also doubles, both featuring built-in storage. Bedrooms five and six are single rooms with rear-facing windows—ideal for use as children's rooms, offices, or guest rooms. This floor also benefits from two sizeable family bathrooms, both with bathtubs, one of which includes a separate shower. A large loft space offers excellent potential for conversion (STPP), providing scope to expand the property further.

Externally, the property boasts a large rear garden, mainly laid to lawn which is circa 107 ft long, with a generous patio area perfect for entertaining. A garden shed offers additional storage. To the front, a driveway provides offstreet parking for up to three cars, along with a double garage featuring an automatic door. States



2 BATHROOMS & W/C

0.25 ACRE PLOT

CIRCA 107 FT GARDEN

COUNCIL TAX BAND- G

2594 SQ FT

DOUBLE GARAGE

POTENTIAL FOR LOFT CONVERSION AND FURTHER EXTENSIONS (STPP)

NO CHAIN

P EPC - TBC



Local Area

Stoke Poges is a picturesque village located in Buckinghamshire, England. Situated just to the north of Slough and approximately 23 miles west of central London, Stoke Poges offers a tranquil retreat from the hustle and bustle of urban life while remaining conveniently close to major transport links. The village is renowned for its stunning countryside, with rolling green landscapes and charming rural surroundings. In addition to its natural beauty, Stoke Poges offers a range of amenities to its residents, including local shops, pubs, and restaurants. The village maintains a strong sense of community, with various social events and activities organized throughout the year. Stoke Poges' proximity to major transportation routes, including the M4 and M40 motorways, as well as nearby railway stations such as Gerrards Cross and Slough, makes it an attractive location for commuters working in London or nearby urban centers.

Local Schools

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.

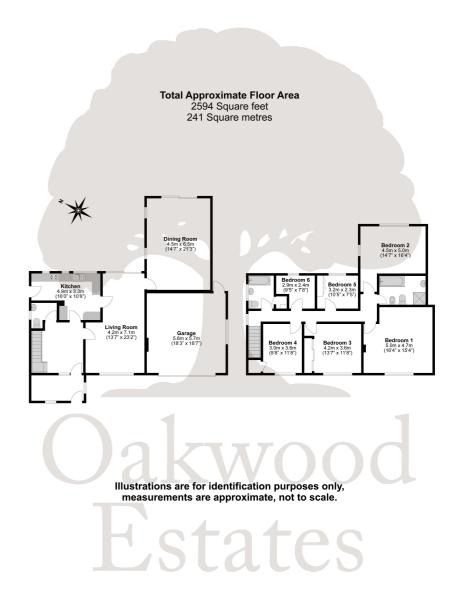
Transport Links

Stoke Poges has several transport links that make it accessible and convenient for residents. The area is well-connected by road, with the A355 providing direct access to nearby towns and major routes, including the M25 and M40 motorways.

For public transport, the village is served by several bus routes that connect to surrounding areas, including Slough and Gerrards Cross. The nearest train stations are in Gerrards Cross and Langley, both of which offer services to London Paddington, Marylebone, and other destinations, making it a good option for commuters.

Council Tax

Band G



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.

