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SPECIALISTS IN PROPERTY



41 Vine Road, Stoke Poges, Buckinghamshire. SL2 4DW.

£525,000 Freehold

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Property Description

Nestled in the heart of the picturesque Stoke Poges, this 4-bedroom semi-detached property presents an exciting opportunity for those with an eye for potential. The current owners have embarked on an extensive redecoration and refurbishment journey, laying the foundation for a home that awaits its finishing touches.

As you step inside, you are greeted by a spacious entrance hall, setting the tone for the property's generous proportions. A convenient downstairs shower room adds a modern touch to the home's functionality.

The open-plan kitchen and breakfast room, adorned with tasteful tiled flooring, provide a seamless flow to the rear garden. The living dining room, boasting wood flooring throughout, is bathed in natural light thanks to patio doors that open onto the garden, creating a perfect space for both relaxation and entertaining.

Venturing upstairs, the bathroom, already equipped with underfloor heating, awaits the personal touch of its new owner to complete the vision. The master bedroom, graced by a feature bay window, overlooks the front and offers ample space. Bedrooms two and three,



both doubles, face the serene rear garden, providing a peaceful retreat. The fourth bedroom, a single room, offers versatility for various needs.

The loft, thoughtfully boarded and insulated, presents additional space for storage or potential expansion. (STPP)

Outside, the rear garden unfolds with a lush lawn, complemented by a small patio area and shrub borders, creating a tranquil outdoor oasis. The front of the property features driveway parking and a double garage, catering to the practical needs of modern living.

THE AREA

Stoke Poges is situated within a short drive of the major motorway networks of the M40, M25 and M4.

The Station at Gerrards Cross (approx 3 miles away) offers a fast and frequent service into London, Marylebone, taking approximately 20 minutes. Slough station is also within 3 miles and has recently joined Crossrail route (Elizabeth Line).

Locally, there are numerous Golf Courses including the prestigious Stoke Park Country Club and further leisure facilities in the area include various



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (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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A1 Vine Road

Approximate Gross Internal Area

Ground Floor = 67.5 sq m / 726 sq ft

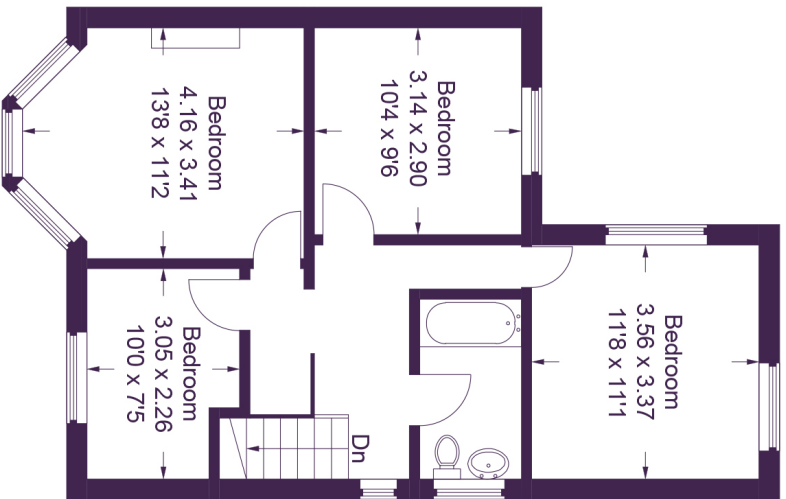
First Floor = 56.5 sq m / 608 sq ft

Garage = 30.0 sq m / 323 sq ft

Total = 154.0 sq m / 1657 sq ft

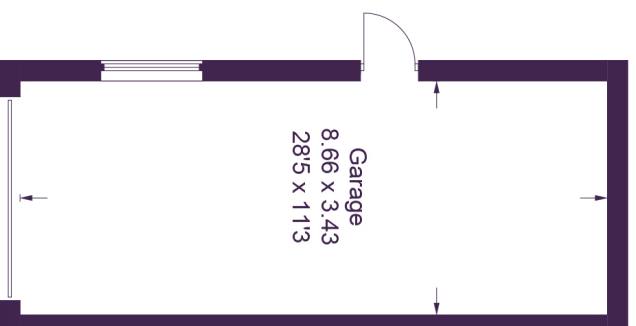
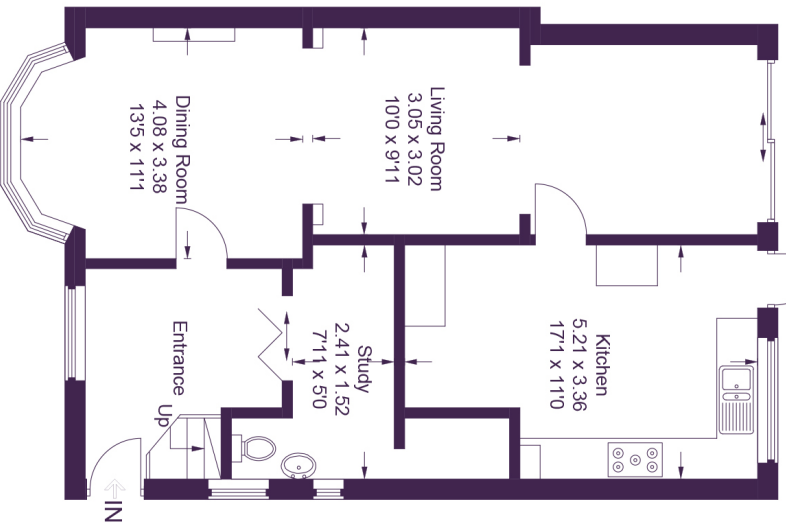


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First Floor

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(Not Shown In Actual
Location / Orientation)

Ground Floor

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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