













As you enter the property, you are welcomed into a beautifully presented living room. Much like the rest of the home, this space offers the perfect blend of modern convenience and rustic charm featuring a striking exposed brick chimney breast with feature fireplace, slate hearth and wooden mantel, modern sash windows, and hardwood flooring throughout. This style flows seamlessly into the open-plan kitchen and dining room an ideal space for entertaining, with direct access to the rear patio and garden. The kitchen is fitted with both floor and eye-level units, a Rangemaster oven, and an American-style fridge/freezer. Beyond the kitchen, a modern utility room houses a traditional butler's sink and provides further storage. A well-appointed family bathroom with walk-in shower and underfloor heating completes the ground floor.

Upstairs, the principal bedroom is a generous double, offering space for freestanding storage and featuring exposed brickwork, air conditioning and a rear-aspect sash window. Bedroom two is also a spacious double with exposed brick and a front-aspect sash window, while bedroom three is a large single and is ideal as a child's room, nursery or home office.

Externally, the property benefits from off-street parking for one vehicle and a spacious rear garden, mainly laid to lawn. A standout feature is the large cabin, which is fully insulated and connected to electricity, making it a versatile space, perfect for use as a home office, gym or creative studio.

> The property is offered to the market with no onward chain allowing for a quick purchase. Estates



THREE BEDROOM TERRACED HOUSE



CHARACTER FEATURES



15FT OUTBUILDING



MASTER BEDROOM WITH A/C

COUNCIL TAX - BAND E



RECENTLY RENOVATED



CENTRAL VILLAGE LOCATION



BATHROOM WITH UNDERFLOOR HEATING



NO CHAIN



EPC - D



## Local Area

Stoke Poges offers a peaceful, semi-rural environment with a strong sense of community. The village is characterized by its leafy streets, historic buildings, and a mix of period and modern homes. It's an ideal location for those who enjoy a tranquil setting while still being close to urban amenities. 10 minutes drive to Gerrards Cross and 12 minutes drive to Slough Central Station.

#### Local Amenities

Stoke Poges has a range of local amenities including a post office, a few local shops, and pubs, such as The Red Lion. For more extensive shopping and dining options, nearby towns like Gerrards Cross and Slough offer a wider variety of facilities.

# **Transport Links**

Stoke Poges benefits from excellent transport connections. It's a short drive to Gerrards Cross and Slough train stations, both of which offer direct services to London Marylebone and London Paddington, respectively. The M40 and M4 motorways are also easily accessible, providing convenient links to London, Heathrow Airport, and the wider motorway network.

## **Local Schools**

Some of the local school are:

Stoke Poges School

Eton College

Beaconsfield High School

Burnham Grammar School

The Langley Academy

Dair House School

Caldicott Preparatory School

St Mary's School

Thrope House

Arbour Vale School

Penn School

Wexham Court Primary School

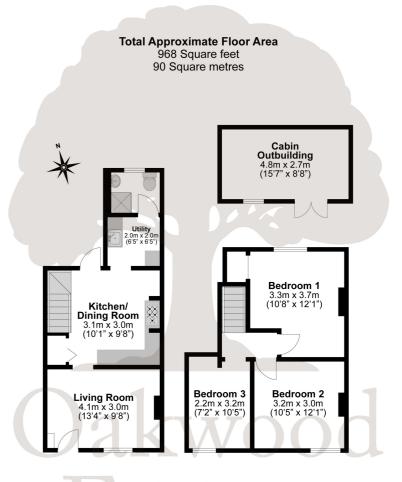
Farnham Common Infant School

Farnham Common Junior School

We recommend that you check with the local authority or the school itself to ensure that your child meets any/all eligibility criteria.

## Council Tax

Band E



Illustrations are for identification purposes only, measurements are approximate, not to scale.

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.



