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

£425,000 Freehold

A character semi detached cottage situated in the heart of Stoke Poges, walking distance to the Junior School, plus shops and amenities which include a Costa, Co op and a Doctors Surgery.

This well presented property also comes to the market with no upper chain, and therefore an ideal purchase if you are looking for a speedy, hassle free purchase. This charming two bedroom, has recently been redecorated throughout and beautifully presented, whilst also ensuring the cottage retains all of its natural charm and cosy feel, with its stunning sash windows.

Accommodation on the ground floor includes an entrance porch, a 21'11 x 11'9 living/dining room with fitted storage, a modern, contemporary styled bathroom that offers a bath plus an additional shower cubicle, and a rear aspect fitted kitchen that has space for a range cooker. Between these rooms is an inner lobby, which in turn gives you access to the garden.

Upstairs are two bedrooms. Bedroom one has a wall of fitted wardrobes, faces the front, and measures 12'0 x 11'7, while the second bedroom overlooks the rear garden and is 9'6 x 8'8.

Outside, the front garden is wall enclosed, while the rear garden is private and also low maintenance.

Situated in the sought after village of Stoke Poges which is



approximately four 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 Chiltern Train 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 connects to the Crossrail route (Elizabeth Line).

Locally, there are numerous Golf Courses and further leisure facilities in the area include various gymnasiums and countryside walks, furthermore Windsor Race Course and Ascot are nearby.

South Bucks remains within the Grammar School catchment plus there are various highly regarded state and independent schools locally. Within the village of Stoke Poges there is a small shopping centre which provides day to day shopping facilities.



Important Notice

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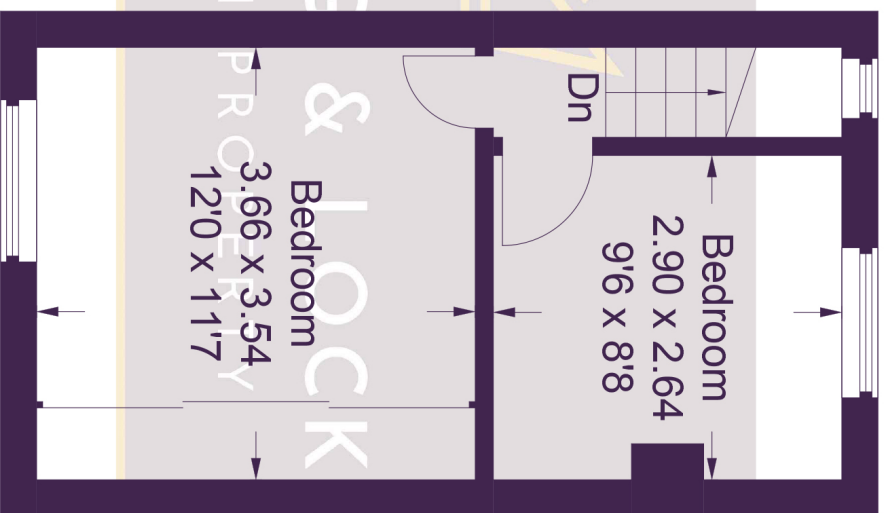
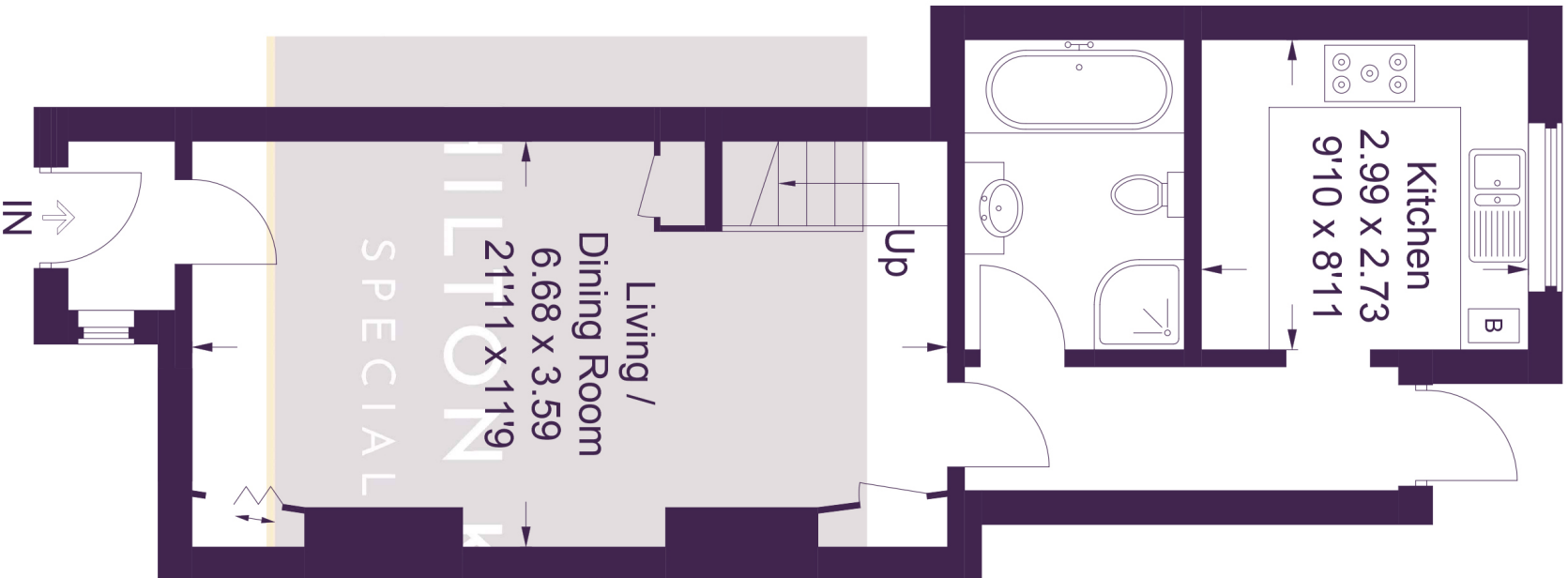
81 Rogers Lane

Approximate Gross Internal Area

Ground Floor = 45.1 sq m / 485 sq ft

First Floor = 24.1 sq m / 259 sq ft

Total = 69.2 sq m / 744 sq ft



Ground Floor

First 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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