



Upon entering the property via the enclosed porch, you are welcomed into a spacious reception room. This bright space benefits from a large front-aspect bay window and an additional side window, providing natural light throughout the day. Internal bi-fold doors lead through to the kitchen/diner, allowing the space to be opened for entertaining or closed for privacy. The modern open-plan kitchen/diner is well appointed, featuring a range of floor and eye-level units and integrated appliances, including a four-ring Neff induction hob, Siemens electric oven, single fridge, Kenwood dishwasher, and a washing machine. Large sliding doors open directly onto the rear patio, creating an ideal setting for indoor-outdoor living. The kitchen connects to a practical utility area with additional space for a fridge freezer and dryer, as well as access to the side of the property. A convenient WC completes the ground floor.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom is a generous double with a south-facing bay window and integrated storage. Bedroom two is also a spacious double with rear garden views and space for freestanding storage. Bedroom three is a large single with a front-aspect bay window and built-in storage. The family bathroom includes a bathtub with shower attachment, basin, and WC, and benefits from windows on two aspects for natural light and ventilation.

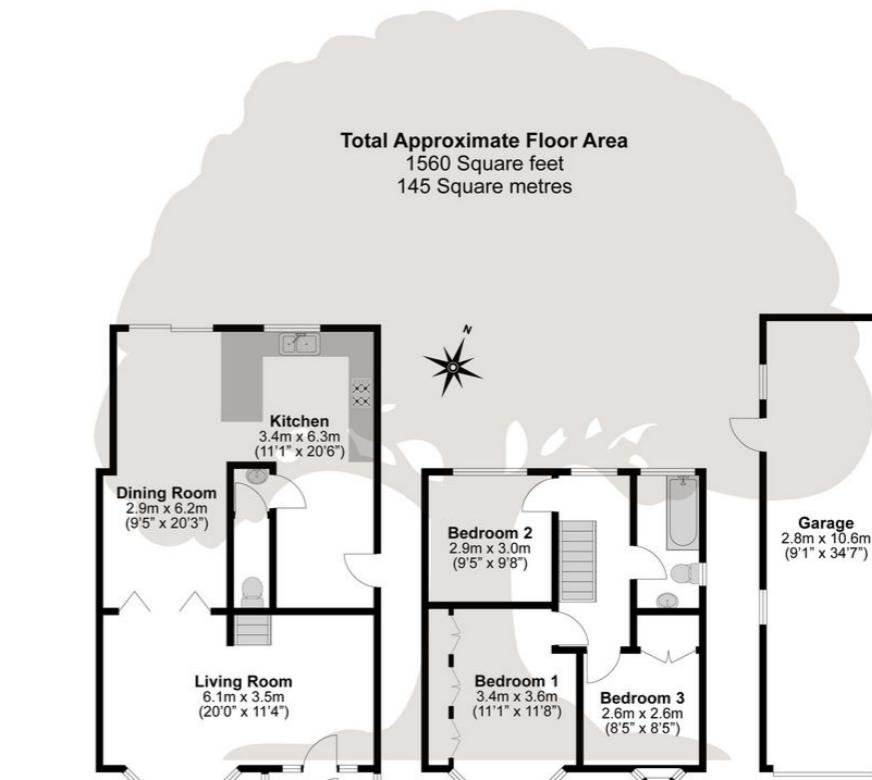
Externally, the property features a south-facing front garden and a private rear garden with two patio areas and artificial lawn, offering a low-maintenance outdoor space for relaxing or entertaining. A double garage and driveway provide off-street parking for up to five vehicles.

## Property Information

- THREE BEDROOM SEMI DETACHED HOUSE
- 20FT BAY FRONTED LIVING ROOM
- 20FT FITTED KITCHEN
- 34FT TRIPLE GARAGE
- EPC - C
- POTENTIAL TO EXTEND (STPP)
- 20FT DINING ROOM
- DOWNSTAIRS W.C
- NO CHAIN
- COUNCIL TAX BAND - E

x3	x2	x1	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



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

### Location

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.

### 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.

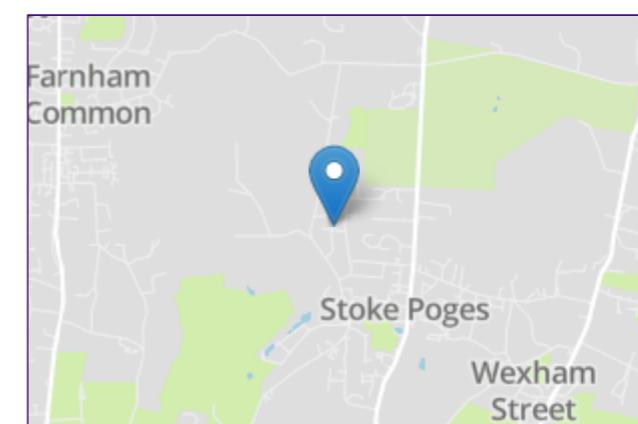
### Transport Links

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, M4 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 E

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 Govview.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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		
(81-91)	B		
(69-80)	C		
(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			