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40 Bells Hill Green, Stoke Poges, Buckinghamshire. SL2 4BZ.

£285,000 Leasehold

A fully refurbished, spacious and conveniently located, two bedroom first floor apartment that comes to the market with no upper chain, therefore a perfect buy if you are looking for a speedy and hassle free purchase.

Excellent accommodation extends to an impressive 805 square ft, and the property is literally across the road from the village centre where you can find local shops and amenities, which include a Costa, a Co op, a Post Office and a Doctors Surgery. Stoke Poges School is also within walking distance and has a Good Ofsted rating.

Internally you have a ground floor entrance hall which leads to a first floor landing, where you can directly access the living room, kitchen, two bedrooms and the bathroom. The landing also has a storage cupboard and there is gas central heating, double glazing, plus an extended lease which sits at 177 years.

The large 17'7 x 16'6 living room has space for formal dining and a door leading to your very own terrace, which is ideal to use for those summer evenings. The new kitchen offers a front aspect, has a variety of stylish eye and base level units, and can be accessed from either the living room, or the landing.

Two double bedrooms await, which measure 12'3 x 9'5 and 13'10 x 8'3, while the fully tiled contemporary styled bathroom, has a low level wc, wash hand basin, and a panel bath with a power shower.

Outside, there is own share of an open plan garden which is laid to lawn, with a pathway to the front door.

#### THE AREA





The property is on the doorstep to Stoke Common and Burnham Beeches, both protected nature reserves.

There are lovely walks from the property to these through beautiful woodland.

Situated in the sought after village of Stoke Poges which is approximately 4 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 Station at Gerrards Cross offers a fast and frequent service into London, Marylebone, taking approximately 20 minutes. Slough Station is also within 3 miles and is connected to the Elizabeth Line with quick, regular access to the West End, City of London, and Canary Wharf.

Locally, there are numerous Golf Courses and health clubs and both Windsor and Ascot racecourses are nearby. South Bucks remains within the Grammar School catchment plus there are various highly regarded state and independent schools locally.



#### **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.

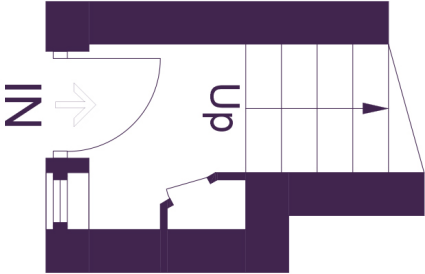


The Broadway  
Farnham Common Buckinghamshire SL2 3QH

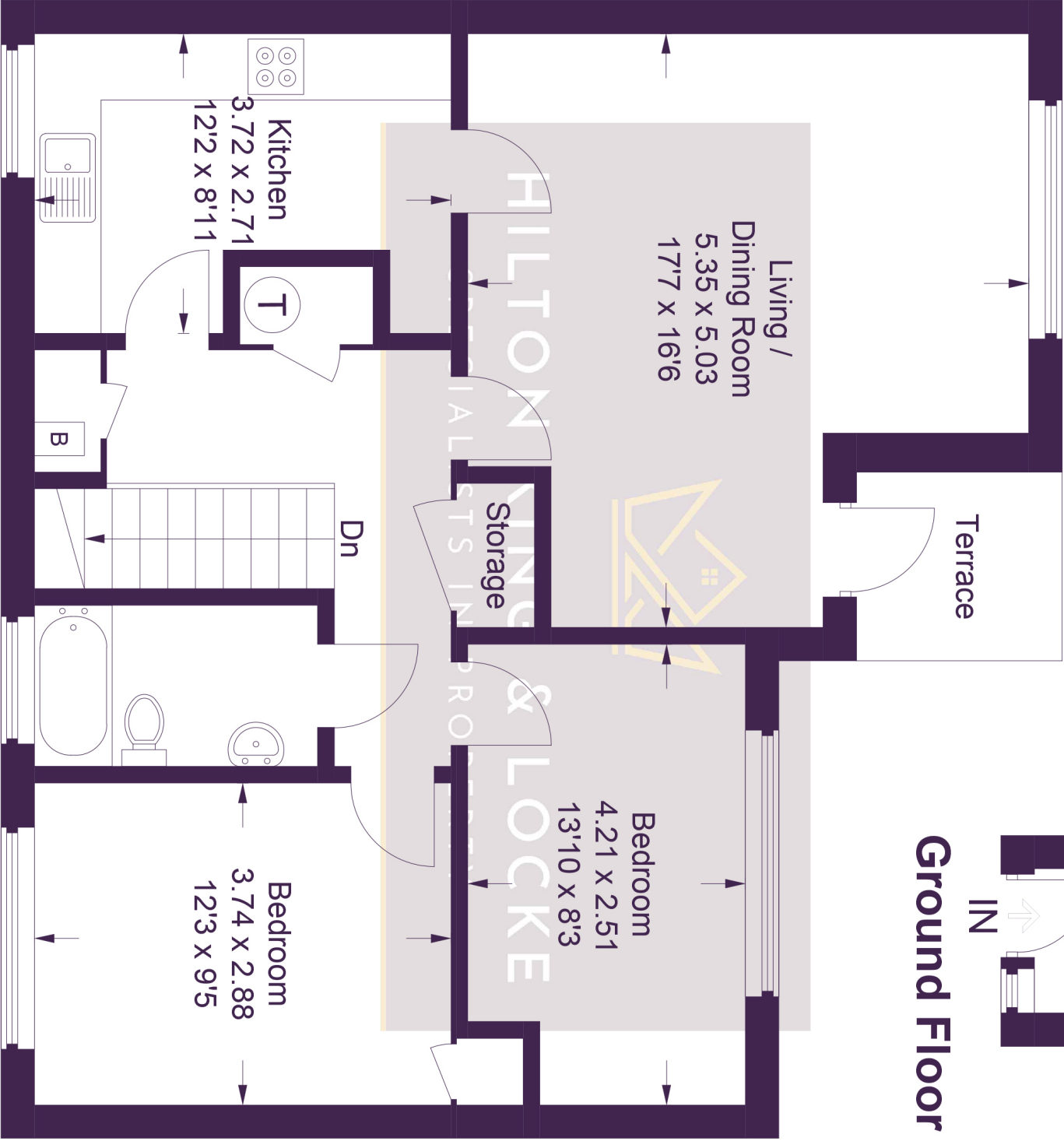
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# 40 Bells Hill Green, Stoke Poges, SL2 4BZ

Approximate Gross Internal Area  
Ground Floor = 72.3 sq m / 778 sq ft  
First Floor = 2.5 sq m / 27 sq ft  
Total = 74.8 sq m / 805 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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