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Flat 9 Thomas House, Bells Hill Green, Stoke Poges, Buckinghamshire. SL2 4BY.

£225,000 Leasehold

Nestled in the sought-after Bells Hill Green area of Stoke Poges, Thomas House presents a fantastic opportunity for first-time buyers or those seeking a stylish and comfortable lifestyle. This modern one-bedroom flat has been thoughtfully designed to combine practicality with contemporary living, offering an inviting space for relaxation and entertainment.

The spacious bedroom provides a peaceful retreat, perfect for unwinding after a long day. The open-plan reception room is light-filled and versatile, offering plenty of space for both relaxing and hosting. Whether you're enjoying a quiet evening in or entertaining guests, this room will suit all occasions.

The sleek, modern kitchen is equipped with high-quality appliances, making meal preparation both easy and enjoyable. Whether you're a culinary enthusiast or simply appreciate a well-designed space, this kitchen has everything you need.

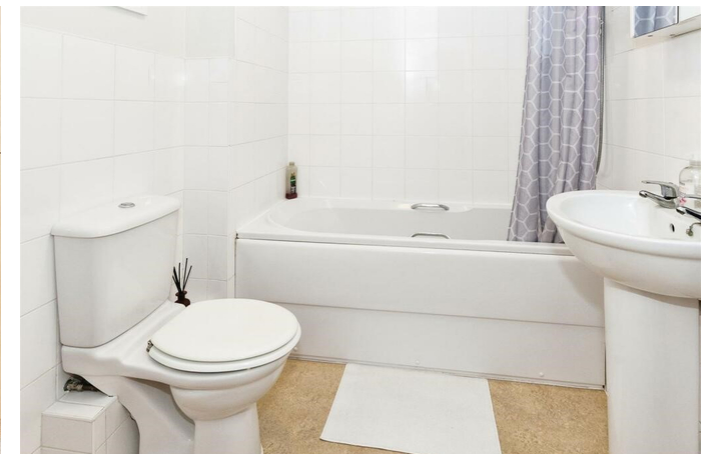
The stylish bathroom adds a touch of luxury to the home, featuring modern fixtures and a calming, spa-like ambiance that enhances your daily routine.

Adding to the appeal is the convenience of allocated parking, ensuring a hassle-free experience whenever you return home.

Thomas House offers the perfect blend of contemporary living in a desirable location—don't miss your chance to make this wonderful flat your own.

## AREA

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. This apartment is located right above the Co-op, Costa, Post Office, Pharmacy, and is only a 2 minute walk away from the doctor's surgery, car garage, community centre and bus stop.



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 offers access to the 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 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 newly constructed shopping centre which provides day to day shopping facilities.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Important Notice**

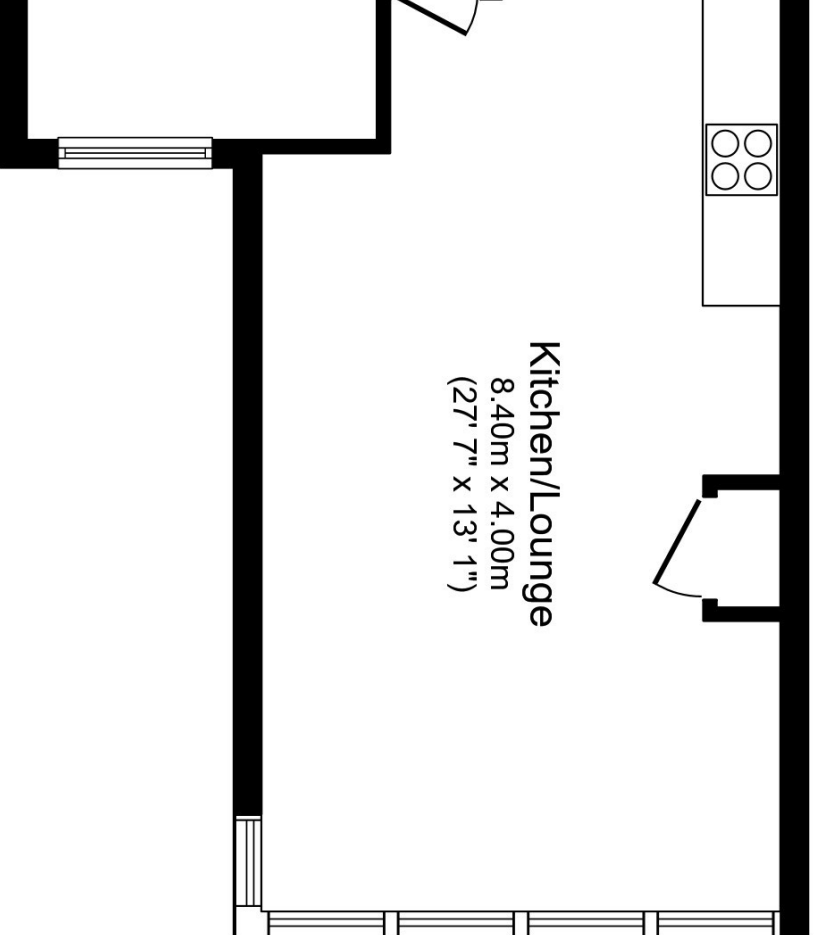
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