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SPECIALISTS IN PROPERTY



2 Orchard Villas, Stoke Poges, Buckinghamshire. SL3 6NY.

£650,000 Freehold

****NO ONWARD CHAIN****

Discover the epitome of modern living in this beautifully refurbished three-bedroom semi-detached home, strategically positioned on a generous plot, offering an incredible opportunity for investors and those aspiring to expand their living space (subject to planning permission).

As you enter the property, a spacious entrance hall welcomes you, setting the tone for the home's warmth and character. The living and dining areas seamlessly blend together, featuring a captivating fireplace and a picturesque bay window that floods the space with natural light.

The open-plan kitchen and dining room, adorned with double doors leading to the garden, create a perfect space for indoor-outdoor living. A downstairs cloakroom adds practicality to the ground floor.

Upstairs, discover the master bedroom, with an ensuite shower room, fitted wardrobes, and a rear-facing position that provides privacy and serenity. The second bedroom is generously sized and front-facing, while the third bedroom enjoys a peaceful rear-facing aspect. A newly paneled and tiled bathroom with a shower over the bath completes the upper floor, combining style and functionality.

Outside, benefit from convenient ample driveway parking and side access to the garden, ensuring ease of use and practicality. The impressive garden offers a wealth of possibilities, providing ample space for extension and development, subject to planning permission. A covered patio area and stables at the far back add a touch of uniqueness to this outdoor haven.

This property is a rare find, offering a perfect blend of modern comfort and the potential for future expansion. Don't miss the chance to make this house your home. Contact us today to



arrange a viewing and explore the endless possibilities that this property has to offer.

AREA

The area is surrounded by lovely countryside, the Golf course and with local country pubs, a cricket ground and Wexham Park Hospital is close by, as well as a large Sainsburys and Tesco's.

Stoke Poges is approximately four miles from Gerrards Cross and Beaconsfield village centres which have extensive shopping facilities and is also 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. The Elizabeth Line at Iver Station is also within close proximity.

Locally, there are numerous Golf Courses and further leisure facilities in the area include various gymnasiums and countryside walks.

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 shopping centre which provides day to day shopping facilities.



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.

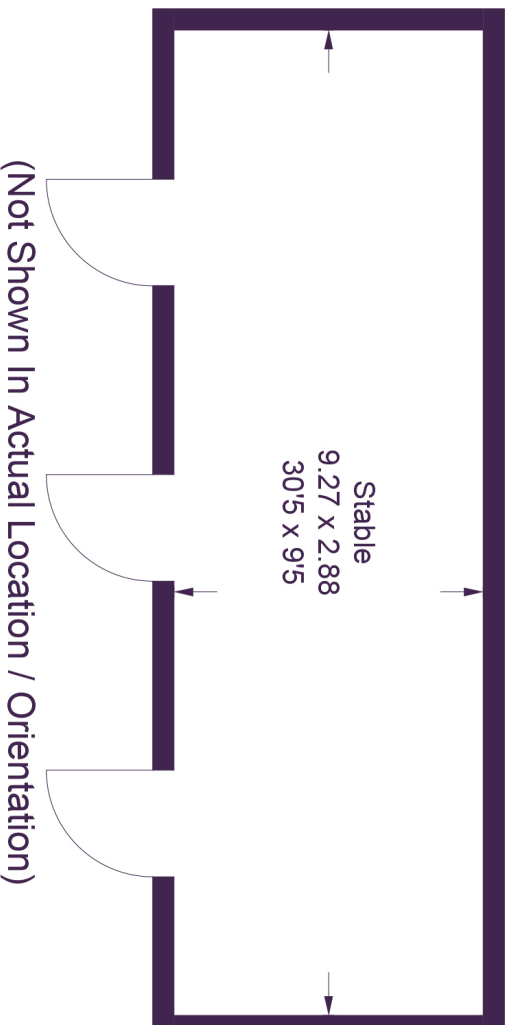


The Broadway
Farnham Common Buckinghamshire SL2 3QH

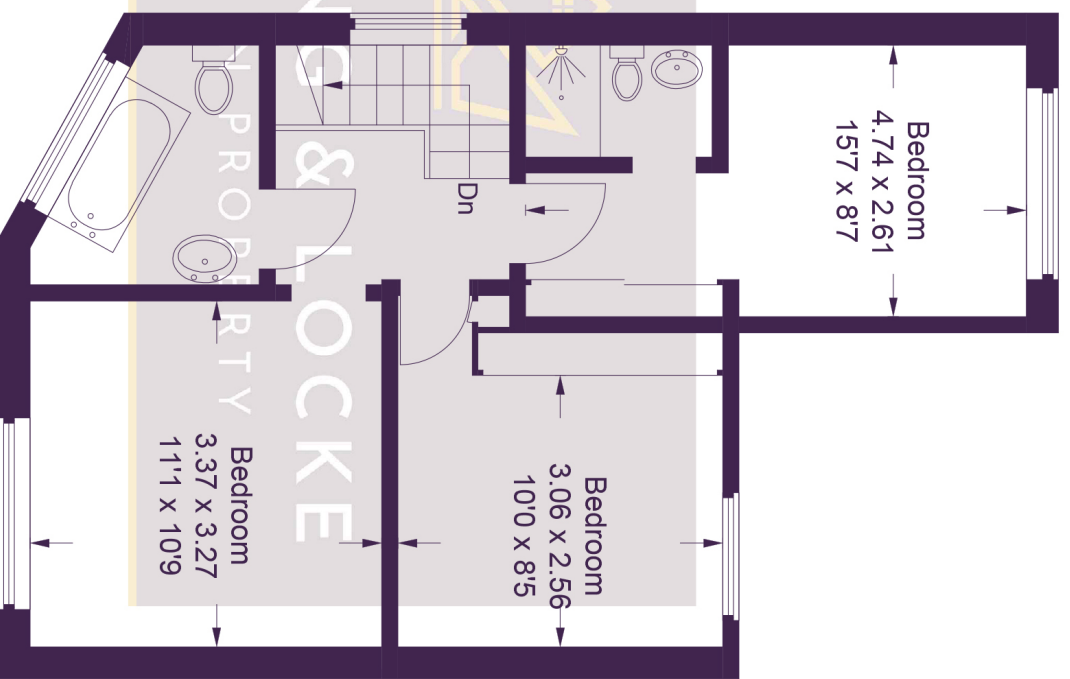
Tel: 01753 643555
fc@hklhome.co.uk

2 Orchid Villas

Approximate Gross Internal Area
Ground Floor = 51.6 sq m / 555 sq ft
First Floor = 43.0 sq m / 463 sq ft
Stable = 26.8 sq m / 288 sq ft
Total = 121.4 sq m / 1,306 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.