

This three/four bedroom semi-detached family home is situated on a popular road within Stoke Poges and offers a versatile and spacious layout across two floors.

The ground floor features a 12ft lounge with functional gas fireplace and a 10ft dining room. There is also a playroom (which could be utilised as a fourth bedroom), an 11ft fitted kitchen, a downstairs cloakroom and a welcoming entrance porch and hall.

To the first floor there are three well-proportioned bedrooms with the master bedroom and second bedroom benefiting from fitted wardrobe space in addition to a family bathroom and separate W.C. The loft is boarded providing ample storage space.

Externally the rear garden is mainly laid to lawn and low maintenance providing an inviting space for outdoor activities, dining, and gardening. To the front there is off street parking for three cars in addition to a 17ft garage.

Located in a desirable area, the home is close to highly regarded schools, local shops, and leisure facilities, with parks, cafés, and sports centres nearby. Excellent transport links ensure easy access to Slough, Stoke Poges, and surrounding towns, making this property ideal for commuters as well as families seeking a convenient, balanced lifestyle.

The property offers the potential to extend into the loft (STP) and there is no onward chain allowing for the possibility of a quick sale.

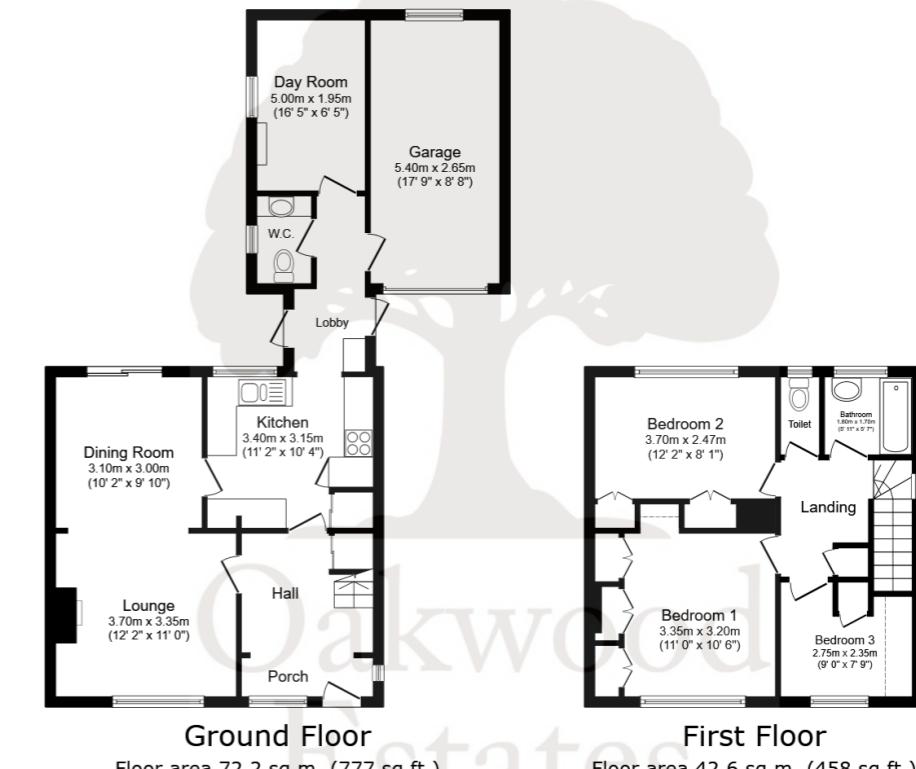
# Property Information

- THREE/FOUR BEDROOM SEMI-DETACHED HOUSE
- 10FT DINING ROOM
- PLAYROOM/BEDROOM FOUR
- POTENTIAL TO EXTEND INTO LOFT (STP)
- PARKING FOR 3 CARS
- NO CHAIN

- 12FT LOUNGE
- 11FT FITTED KITCHEN
- DOWNSTAIRS CLOAKROOM
- 17FT GARAGE
- LOW MAINTENANCE GARDEN

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

# Floor Plan



Total floor area: 114.8 sq.m. (1,236 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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.

## 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.

## Education

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

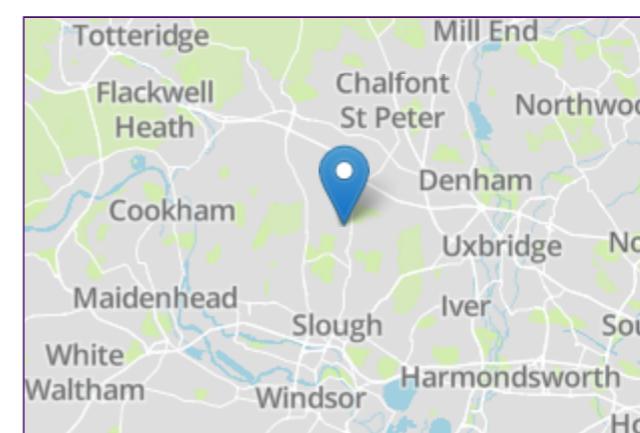
We recommend that you verify with the local council or school to ensure that you meet the criteria for the preferred educational institutions.

## 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	84
(81-91)	B	65
(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		