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Vine Road, Stoke Poges, Buckinghamshire. SL2 4DN.

£550,000 Freehold

Delightful three/four bedroom semi-detached home located in the desirable area of Stoke Poges. Boasting a tasteful refurbishment just a few years ago, this property offers elegant marble flooring to a well equipped kitchen providing a blend of modern convenience with timeless appeal.

Upon entering, you'll immediately notice the spacious atmosphere. The ground floor features a stylish kitchen equipped with a Falcon continental 1092 dual fuel range cooker, black mirror slim-line quartz worktop, built in Bosch washer/dryer, dishwasher and fridge, a versatile study room, perfect for those who work from home, a fully tiled shower room and a good size living room.

As you explore further, there are three good size bedrooms upstairs, two double, one single and all with fitted wardrobes. A separate fully tiled shower room and toilet complete the upstairs. The entire water system is pressure-controlled minimising loss in pressure when multiple taps/showers are in simultaneous use.

Outside, and to the rear, there is a spacious garden with two sizable storage sheds. Moreover, the foundations for an extension have already been laid, allowing exciting possibilities to extend the rear of the house. Heading through the side access and to the front of the house, there is driveway parking for multiple cars, two outdoor double electric sockets and two external water taps.

## THE AREA



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 has recently joined 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(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

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.



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# 104 Vine Road

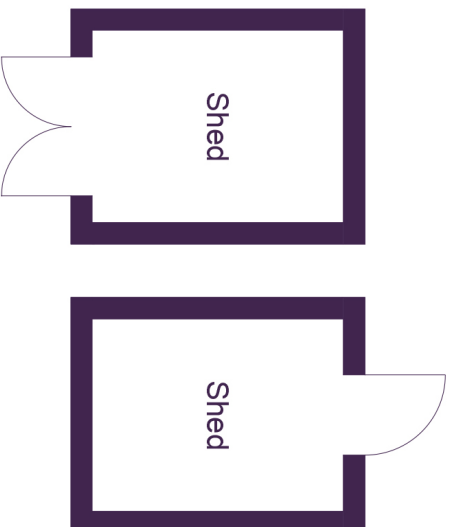
Approximate Gross Internal Area

Ground Floor = 53.7 sq m / 578 sq ft

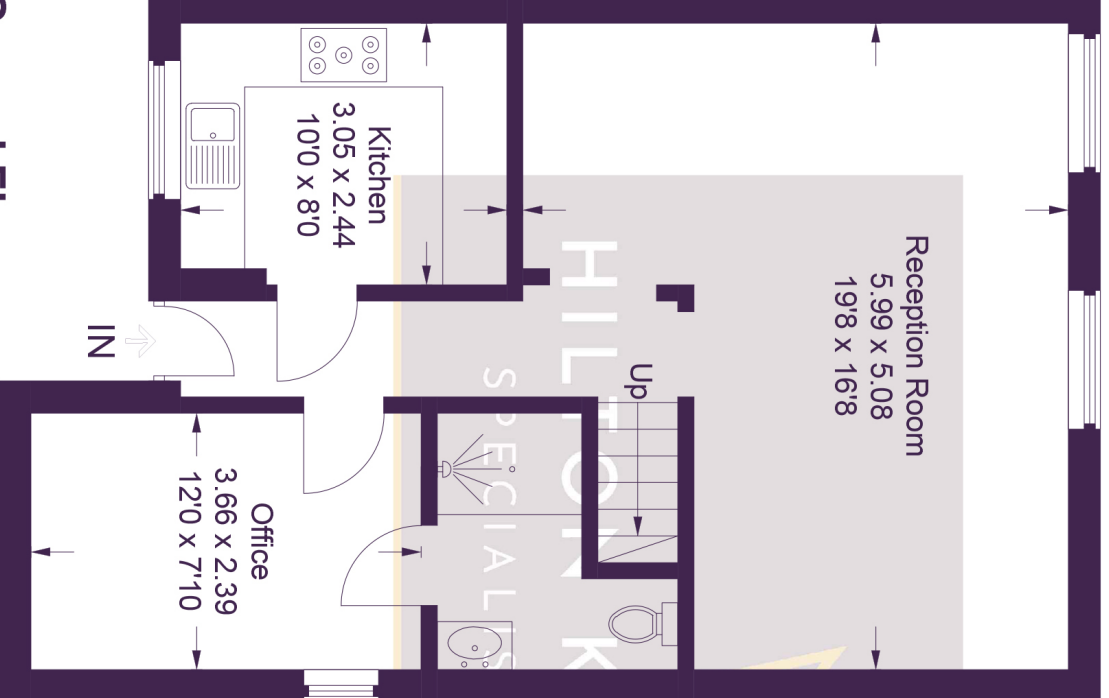
First Floor = 44.2 sq m / 476 sq ft

Sheds = 8.5 sq m / 91 sq ft

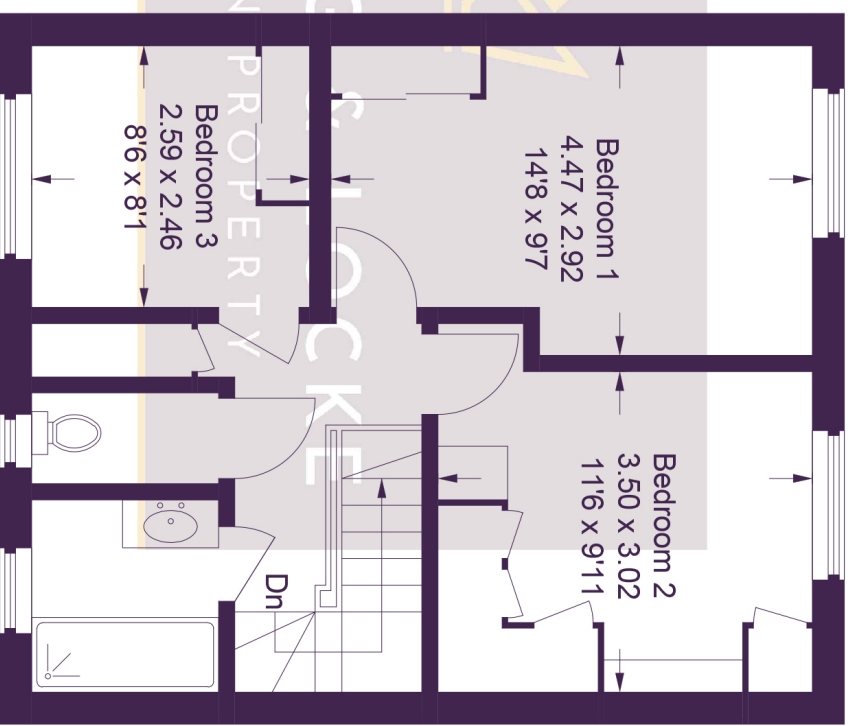
Total = 106.4 sq m / 1,145 sq ft



(Not Shown In Actual Location / Orientation)



## 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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