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17 Home Farm Way, Stoke Poges, Slough, Buckinghamshire. SL3 6NZ.

£650,000 Freehold

Tucked away in a quiet cul-de-sac with no through traffic, this impressive four-bedroom detached property offers both comfort and huge potential. Sitting proudly on a corner plot, it benefits from a large driveway with ample parking, a double garage with power supply and side door access, and one of the most generous gardens in the area.

The home is double glazed throughout and features gas central heating with a storage tank and immersion heater.

Inside, you are welcomed by a bright porch leading to a spacious hallway, complete with a good-sized understairs storage cupboard housing the gas and electricity meters.

The standout 18'2 x 12'11 living room enjoys double-aspect windows and a door leading directly to the rear garden, as well as a charming decorative gas fireplace – the ideal setting for entertaining or relaxing with family.

Adjacent is a 10'10 x 10'1 dining room, connected to the kitchen via a serving hatch. This space could be reimagined as a stunning open-plan kitchen/diner, or retained as a separate formal dining area. The 10'11 x 10'6 kitchen overlooks the garden and features a door giving direct access to the side path, which leads conveniently to both the front driveway and rear garden.

A handy downstairs WC completes the ground floor.

Upstairs, the property offers four well-proportioned bedrooms – three doubles and a generous single. The master measures 12'11 x 11'0, with the second and third bedrooms also offering excellent space. The fourth bedroom, at 9'11 x 6'11, makes an ideal single, nursery, or study. A family bathroom and a practical airing cupboard on the landing complete the first floor.

Outside, the property truly excels. The rear garden is the largest on the plot, measuring approximately 50ft x 48ft. It enjoys a small patio area, expansive lawn, planted beds, and side/rear access via a gated pathway. To the rear, the garden also benefits from delightful views overlooking the park, making it both private and picturesque.

With its fantastic location, spacious layout, and incredible potential to modernise, this property is ready to move into yet offers endless scope to create a truly exceptional family home.

A must-see to fully appreciate all it has to offer.

THE AREA

Stoke Poges is approximately four miles from Genards 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 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.

The Station at Genards Cross offers a fast and frequent service into London, Marylebone, taking approximately 20 minutes.

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. The property is also within reach of Slough and Bumham Stations, both of which are on the cross rail network.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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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17 Home Farm Way

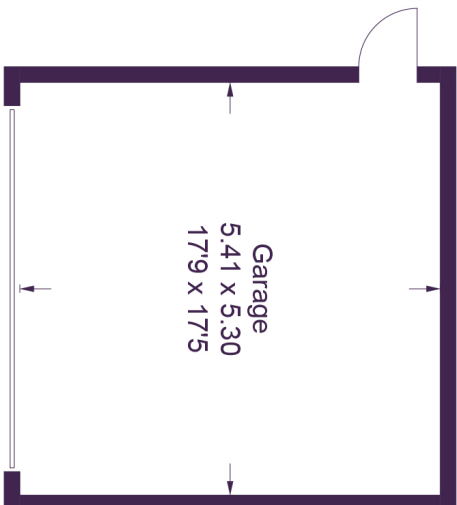
Approximate Gross Internal Area

Ground Floor = 61.7 sq m / 664 sq ft

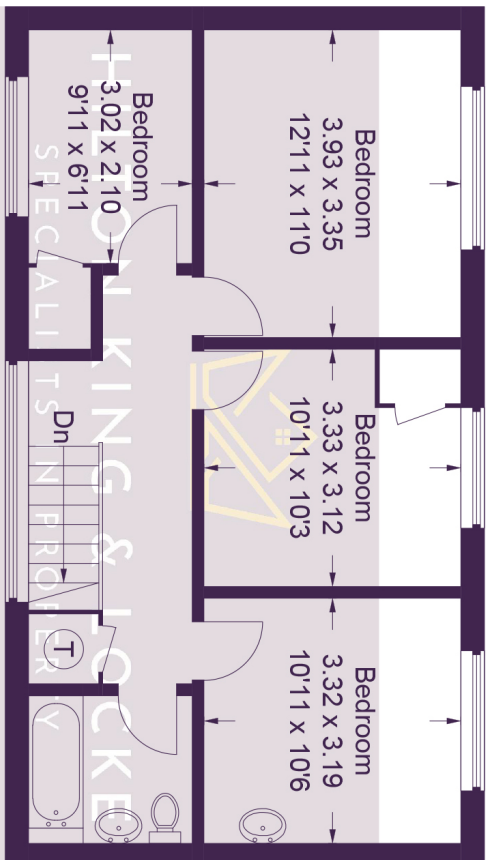
First Floor = 58 sq m / 624 sq ft

Garage = 28.6 sq m / 308 sq ft

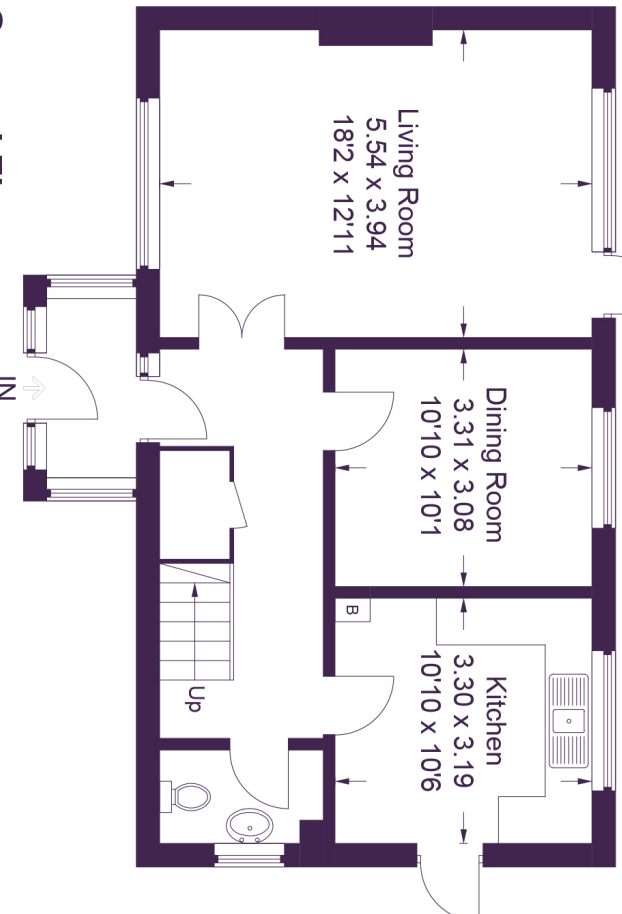
Total = 148.3 sq m / 1,596 sq ft



(Not Shown In Actual Location / Orientation)



First Floor



Ground 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.