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23 West End Court, Stoke Poges. SL2 4NB.

£305,000

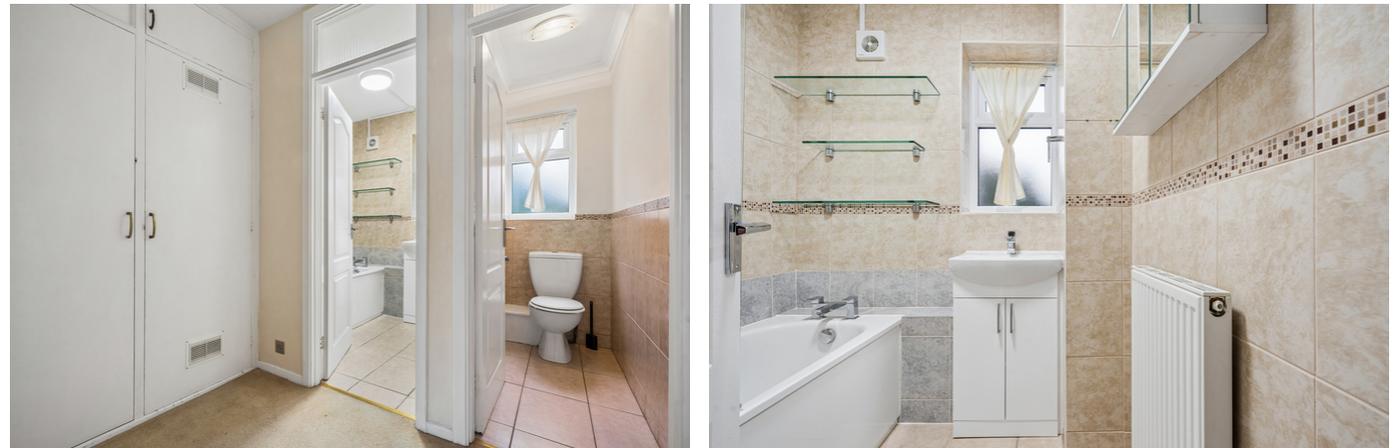
well-proportioned two-bedroom ground floor apartment, offering approximately 815 sq ft (75.7 sq m) of accommodation and situated within a secure gated development in the sought-after village of Stoke Poges.

The property is accessed via a welcoming entrance hallway that leads through to a spacious reception/dining room measuring 6.07m x 3.60m (19'11 x 11'10). This generous living space provides ample room for both seating and dining areas and benefits from direct access to the outside, creating an ideal space for relaxing or entertaining.

The kitchen/breakfast room is well-sized at 4.11m x 3.37m (13'6 x 11'1), offering excellent space for appliances, storage, and a breakfast area.

The apartment offers two comfortable double bedrooms. The principal bedroom measures 4.27m x 3.63m (14'0 x 11'11) and enjoys a spacious layout suitable for wardrobes and additional furnishings. Bedroom two, measuring 3.37m x 3.35m (11'1 x 11'0), is also a well-proportioned double room, making it ideal for guests, family members, or use as a home office.

The property further benefits from a bathroom, separate WC, and useful storage within the hallway, providing practical and functional living. Located within a gated development with communal gardens and parking, this apartment offers both security and convenience. Being sold with no onward chain, it presents an excellent opportunity for first-time buyers, downsizers, or investors.



**LOCATION** Situated in the sought-after village of Stoke Poges, the property is approximately four miles from Gerrards Cross and Beaconsfield village centres, both offering extensive shopping facilities.

Stoke Poges is conveniently located within a short drive of the major motorway networks, including the M40, M25 and M4. Gerrards Cross railway station (approximately three miles away) provides a fast and frequent service to London Marylebone, with journey times of around 20 minutes. Slough railway station is also within three miles and is now connected to the Crossrail route.

Locally, there are numerous golf courses and leisure facilities, including gyms and countryside walks. Windsor Racecourse and Ascot Racecourse are also nearby. South Bucks remains within the grammar school catchment area, and there are a number of highly regarded state and independent schools locally.

Within the village of Stoke Poges there is also a small shopping centre providing convenient day-to-day amenities.



## 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>	74	76
(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.

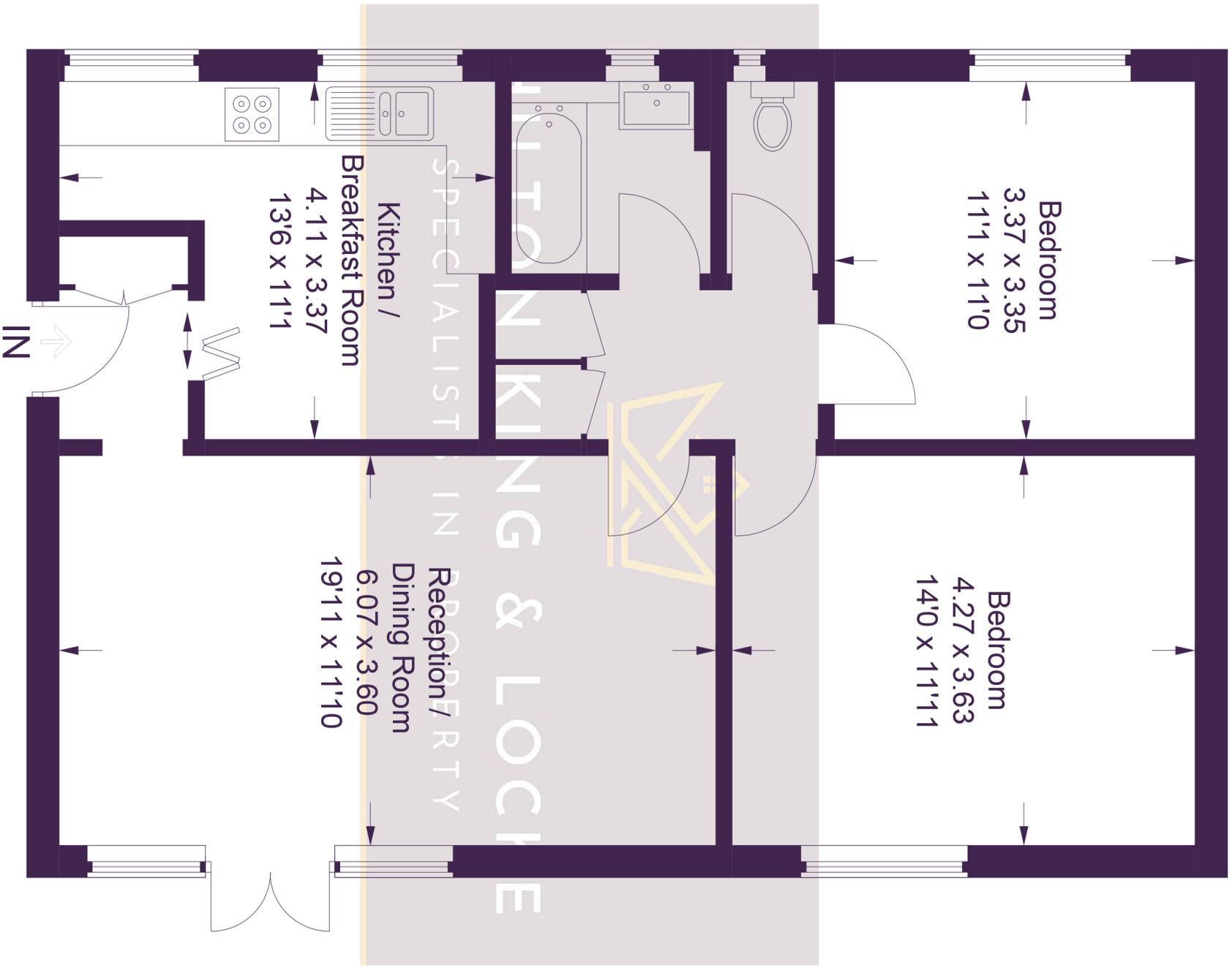


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Approximate Gross Internal Area = 75.7 sq m / 815 sq ft



## 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.

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