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Hartley Close, Stoke Poges, Buckinghamshire. SL3 6NS.

£490,000 Freehold

An extended three bedroom end of terrace family home with accommodation sitting at an impressive 1212 square ft.

Situated in a quiet and popular cul-de-sac location off the Wexham Road, the property is close to shops/amenities, both Gerrards Cross/Slough Town Centres, and also Stations.

You enter the property via an entrance porch/lobby and head into the main hall, which has ample understairs storage and gives you direct access to the living room, kitchen and a cloakroom. The 19'4 x 11'9 living room has a feature bay fronted window and double doors, taking you through to a dining room.

The kitchen measures 9'8 x 7'11 and also can give you access to the dining room and the garden. The double aspect dining room is 12' x 11'9 and has sliding doors leading to the outside.

Moving upstairs, there are three well proportioned bedrooms and a family bathroom. Bedroom one faces the front and has extensive fitted wardrobes, while measuring 12' x 11'9, bedroom two measures 11'10 x 9'8 and overlooks the garden, as does the bathroom. A decent third bedroom of 9'8 x 7'9 completes the internal accommodation.

Outside, the rear garden includes a patio, lawn, timber shed measuring 8'7 x 6'11, and a brick built outbuilding measuring 9'1 x 4'11. There is a garage in a nearby block.

## THE AREA






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 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 Gerrards 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 Burnham Stations, both of which are on the cross rail network.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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# 15 Hartley Close

Approximate Gross Internal Area

Ground Floor = 62.1 sq m / 668 sq ft

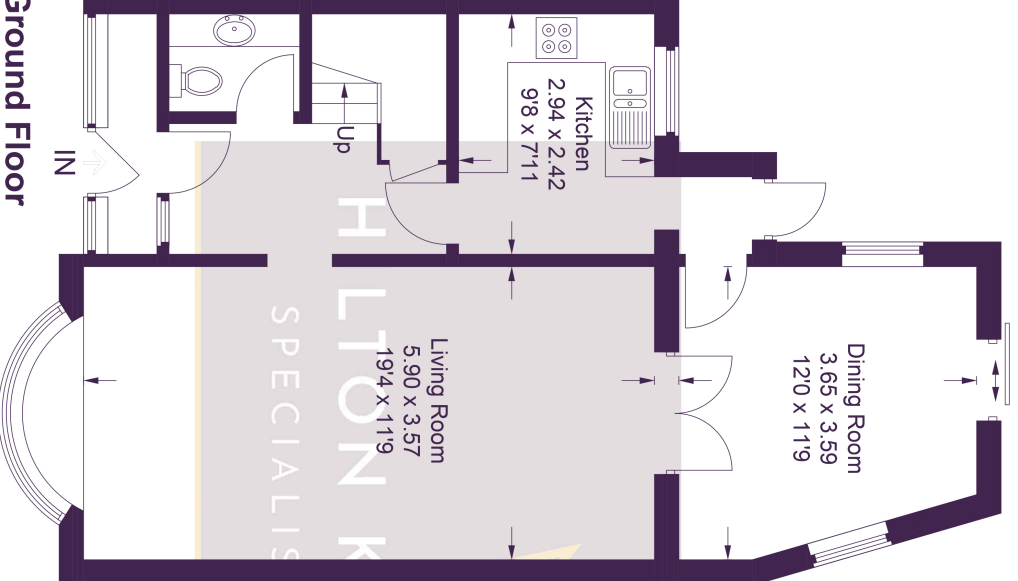
First Floor = 44.9 sq m / 483 sq ft

Outbuilding = 9.6 sq m / 103 sq ft

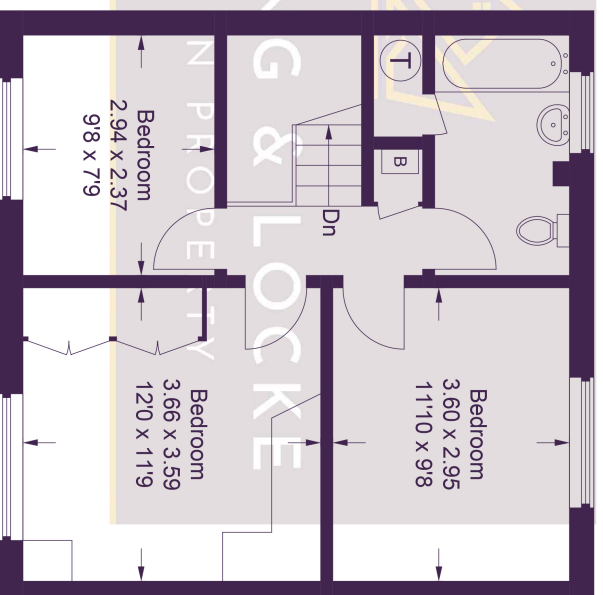
Total = 116.6 sq m / 1,254 sq ft



(Not Shown In Actual Location / Orientation)



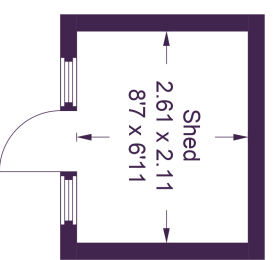
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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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