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Bells Hill Green
Stoke Poges, Buckinghamshire, SL2 4BZ



Guide Price £400,000 Freehold

A semi detached house, in need of complete modernisation and updating, situated in the centre of Stoke Poges village, only a stones throw from the local shop and a few minutes walk from the local school. Entering through the part glazed front door takes you through to the hallway with stairs to the first floor and under stairs storage cupboard. Immediately on the left is the door to the cloakroom and to the doorway that takes you through to the kitchen with access to the side garden. Back in the hallway, doors lead into the dining room and living room, with a casement door from the living room leading to the garden. On the first floor are three good sized bedrooms and a family bathroom. The property is double glazed and has gas central heating. Stoke Poges has a village feel about it and has excellent links to the M40, the M4 and mainline railway stations at Gerrards Cross and Slough.

Entrance Hall

Modern UPVC front door with opaque double glazed coloured leaded light glass inset. Under stairs cupboard. Telephone point. Radiator. Stairs leading to first floor and landing.

Cloakroom

WC. Opaque leaded light double glazed window overlooking front aspect.

Living Room

15' 8" x 8' 11" (4.78m x 2.72m) Double aspect room with leaded light double glazed windows overlooking rear and side aspects. Casement door with leaded light double glazed glass insets, leading to garden. Radiator. Casement door with clear glass insets leading to:

Dining Room

11' 4" x 9' 7" (3.45m x 2.92m) Radiator. Double glazed leaded light window overlooking side aspect.

Kitchen

9' 7" x 9' 2" (2.92m x 2.79m) Fitted with wall and base units. Tiled over work surfaces. Fitted four ring gas hob with extractor hood over, Built in oven. Plumbed for dish washer and washing machine. Space for fridge. One and a half bowl stainless steel sink unit with mixer tap and drainer. Wall mounted Valliant gas central heating boiler unit. Tiled floor. Double glazed leaded light window overlooking front aspect. Casement door with double glazed leaded light glass insets leading to garden.

First Floor

Landing

Access to loft. Airing cupboard with lagged cylinder and slatted shelving.

Bedroom 1

15' 8" x 9' 2" (4.78m x 2.79m) Radiator. Leaded light double glazed window overlooking rear aspect.

Bedroom 2

11' 4" x 9' 7" (3.45m x 2.92m) Fitted wardrobe. Dimmer switch. Radiator. Leaded light double glazed window overlooking side aspect.

Bedroom 3

9' 7" max x 9' 4" (2.92m max x 2.84m) L shaped. Radiator. Leaded light double glazed window overlooking front aspect.

Bathroom

Fully tiled with a white suite incorporating bath, WC, wash hand basin, and walk in shower. Radiator. Two double glazed opaque leaded light windows overlooking front aspect.

Outside

To The Front

Area laid to lawn. Flowerbed border. Outside light point.

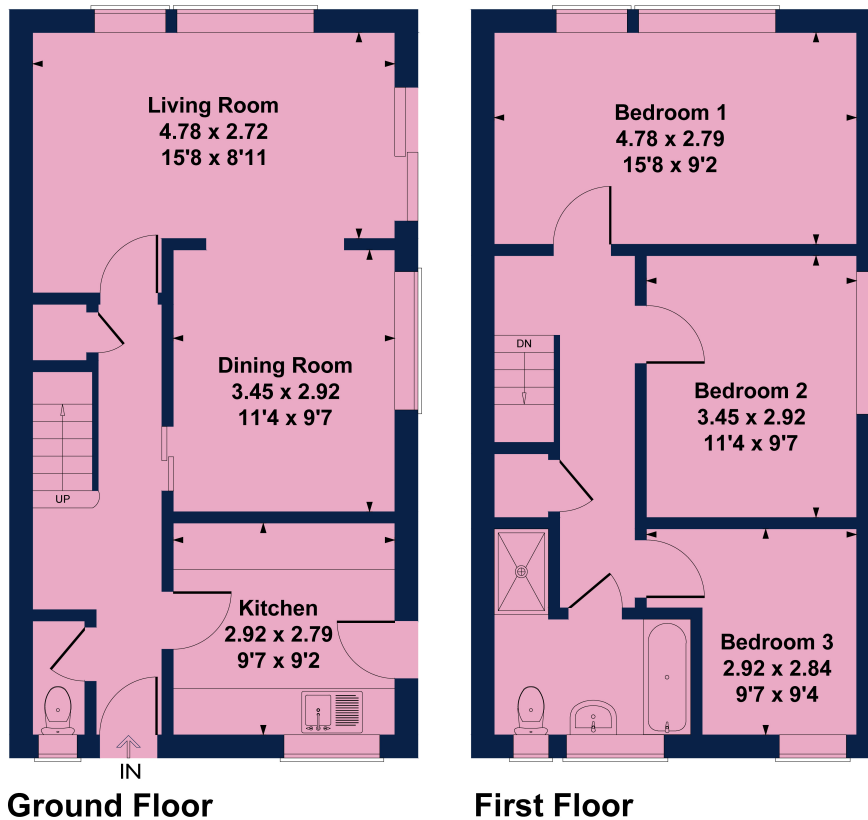
To The Side

Enclosed garden area, paved for easy maintenance, with flowerbed borders. Feature central tree. Wrought iron pedestrian gate. Outside tap point. Brick built storage shed.



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Approximate Gross Internal Area
 Ground Floor = 44.3 sq m / 477 sq ft
 First Floor = 44.3 sq m / 477 sq ft
 Total = 88.6 sq m / 954 sq ft



Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(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	

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