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SPECIALISTS IN PROPERTY



53 Hazell Way, Stoke Poges, Buckinghamshire. SL2 4DD.

£525,000 Freehold

****NO ONWARD CHAIN****

A spacious and charming three-bedroom family home located in the desirable area of Stoke Poges.

Situated on the sought-after Hazell Way, this lovely property offers a blend of contemporary living and traditional charm, with excellent potential for modern upgrades and personal touches.

As you enter the home and walk down the hallway, you are welcomed into a bright and airy lounge at the heart of the property. This generously sized room offers ample space for family gatherings and relaxation, with a layout that flows seamlessly into the dining room, creating an ideal setting for both daily living and entertaining. The dining room, with dual aspect windows, allows for an abundance of natural light, making it a wonderful spot to enjoy meals with family and friends.

The kitchen/breakfast room, located at the rear of the home and overlooking the garden, provides a well-sized area for meal preparation and casual dining. With modern fittings, including a gas cooker and fridge freezer, and a layout designed for ease of use, it's perfect for culinary enthusiasts and daily use alike.

On the ground floor, Bedroom 1 is positioned at the front of the property and offers a bright, spacious retreat. A family bathroom serves the entire home on this floor.

Heading upstairs, the first floor features two additional well-proportioned double bedrooms. Bedroom 3, located at the front of the home, is a comfortable space, while Bedroom 2, situated at the rear, enjoys tranquil views over the garden. Both rooms offer plenty of potential for customization and personal styling.

Outside, the home benefits from a sizeable garden, perfect for outdoor entertaining, children's play, or relaxation. There is also a garage and driveway parking, adding to the overall practicality



of the home.

Situated in a fantastic location close to local amenities, parks, and well-regarded schools, this home offers a wonderful opportunity for families or those looking to invest in a property in the ever-popular Stoke Poges.

AREA

The property is on the doorstep to Stoke Common and Burnham Beeches, both protected nature reserves.

There are lovely walks from the property to these through beautiful woodland.

Situated in the sought after village of Stoke Poges which is approximately 4 miles from Gerrards Cross and Beaconsfield Village Centres that have extensive shopping facilities.

Stoke Poges is situated within a short drive of the major motorway networks of the M40, M25 and M4.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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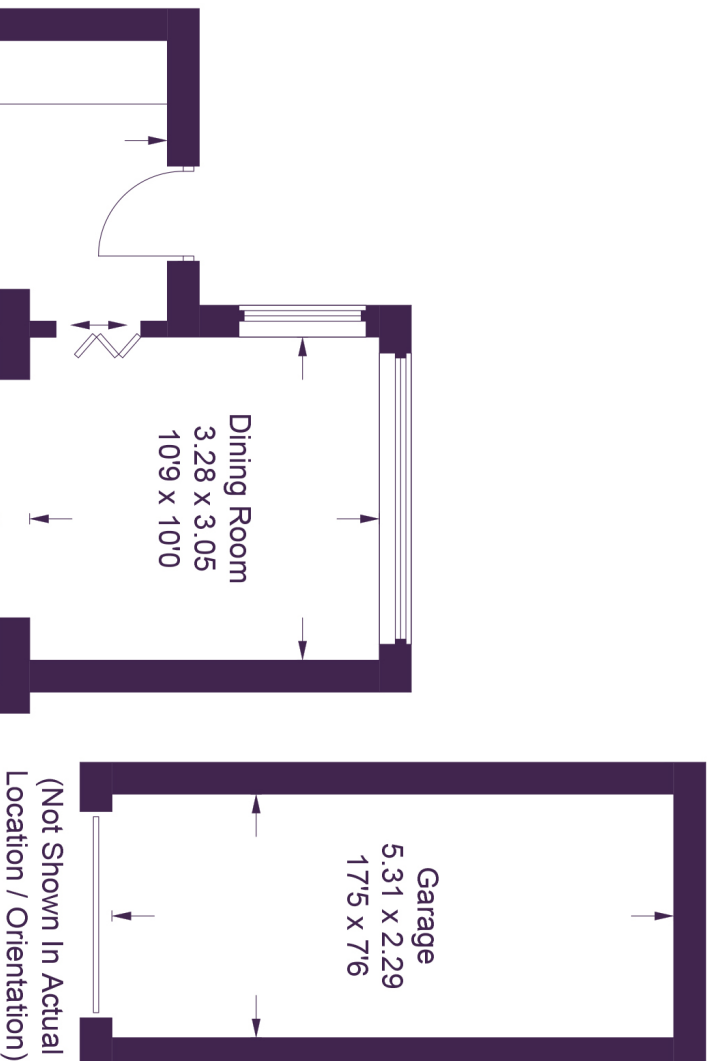
The Broadway
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555
fc@hklhome.co.uk

53 Hazell, Way



Approximate Gross Internal Area = 94.2 sq m / 1,014 sq ft
Garage = 12.1 sq m / 131 sq ft
Total = 106.3 sq m / 1,145 sq ft
(Excluding Void)



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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