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85 Hazell Way, Stoke Poges, Buckinghamshire. SL2 4DG.

£550,000 Freehold

A three bedroom semi detached home situated in popular Hazell Way, Stoke Poges, that offers 1232 square ft of accommodation and also has no upper chain. This property is therefore a perfect fit for a buyer looking for a hassle free purchase.

This property also requires modernising, which would suit someone seeking a house that they can put their own stamp on.

Internally and on the ground floor there is a 12'1 x 10'11 front aspect living room, a 10'3 x 10' dining room, a side aspect 11' x 10'3 kitchen which gives you access to a lean to/utility. Also located off of the dining room is a conservatory, which leads out to the garden.

Upstairs are three well proportioned bedrooms. Bedroom one measures 12'1 x 10'8, has fitted wardrobes and offers a front aspect, while bedroom two has a rear aspect overlooking the garden and is 12'2 x 10'4 in size. An excellent sized third bedroom measures 8'11 x 7'9, while a family bathroom with separate WC completes the first floor.

Outside and to the front is a lawned front garden with own drive, providing off street parking in front of the garage. The rear garden offers a perfect southerly aspect, and has a lawn, patio with fencing



to the sides.

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.

The Station at Gerrards Cross (approx 3 miles away) offers a fast and frequent service into London, Marylebone, taking approximately 20 minutes. Slough Station is also within 3 miles and is part of the Crossrail route (Elizabeth Line).

Locally, there are numerous Golf Courses and further leisure facilities in the area include various gymnasiums and countryside walks, furthermore Windsor Race Course and Ascot are nearby.

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 newly constructed shopping centre which provides day to day shopping facilities.



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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85 Hazel Way

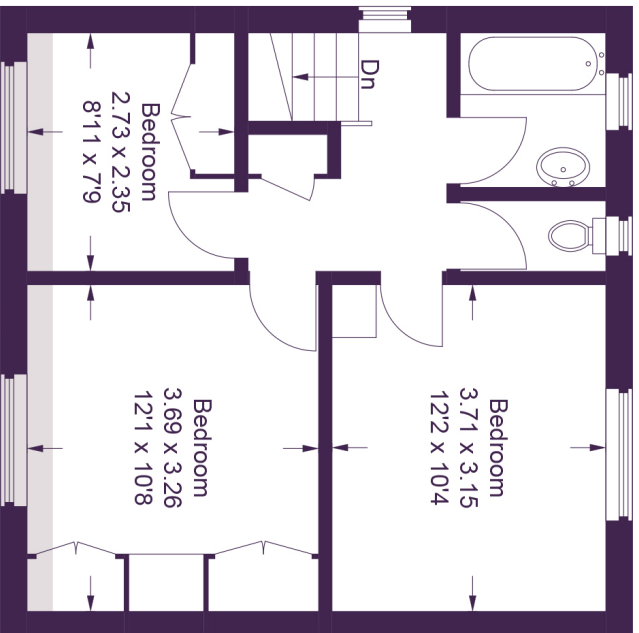
Approximate Gross Internal Area

Ground Floor = 58.0 sq m / 624 sq ft (Including Lean To)

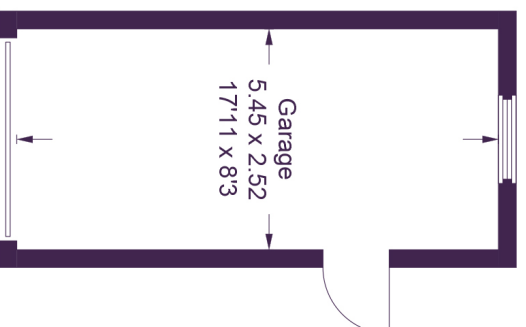
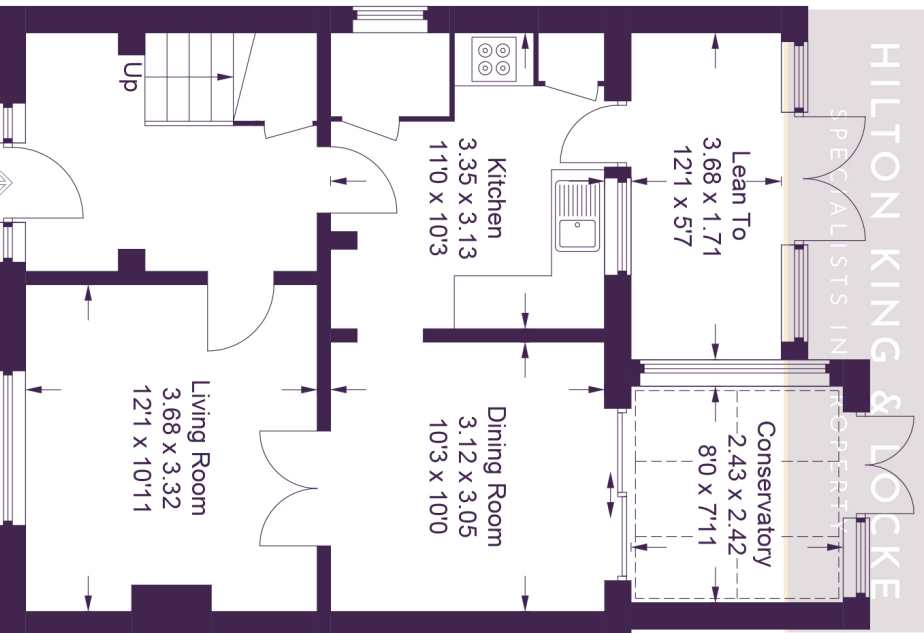
First Floor = 42.9 sq m / 462 sq ft

Garage = 13.6 sq m / 146 sq ft

Total = 114.5 sq m / 1,232 sq ft



First Floor



(Not Shown In Actual Location / Orientation)

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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