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SPECIALISTS IN PROPERTY



25a Pennylets Green, Stoke Poges, Buckinghamshire. SL2 4BU.

£315,000 Leasehold



An opportunity to acquire a beautifully presented two-bedroom, first-floor maisonette in the sought-after Pennylets Green. This prime location is within walking distance of the Village Centre, where you'll find a Co-op, Costa, Post Office, and a Doctors' surgery.

Stoke Poges School, rated 'Good' by Ofsted, is also just a short walk away, making this home ideal for families.

A standout feature of this stunning property is the exceptional rear garden—generous in size and offering complete privacy. This beautifully maintained space is primarily laid to lawn with outdoor electricity and multiple power points, it is perfect for entertaining or recreational activities.

Inside, the home boasts a spacious living room with a charming front-aspect bay window and ample space for a dining table. The modern, double-aspect fitted kitchen is stylish and functional. The master bedroom features two sets of fitted double wardrobes, while the front-aspect second bedroom offers built-in storage. A contemporary and elegantly designed bathroom suite completes this impressive home.

#### 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.





The Station at Gerrards Cross offers a fast and frequent service into London, Marylebone, taking approximately 20 minutes. Slough Station is also within 3 miles and is connected to the Elizabeth Line with quick, regular access to the West End, City of London, and Canary Wharf.

Locally, there are numerous Golf Courses and health clubs and both Windsor and Ascot racecourses are nearby. South Bucks remains within the Grammar School catchment plus there are various highly regarded state and independent schools locally.



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>	<b>73</b>	<b>76</b>
(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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## Pennylets Green, Stoke Poges, SL2

Approximate Area = 664 sq ft / 61.6 sq m  
For identification only - Not to scale

