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11 Pennylets Green, Stoke Poges, Berkshire. SL2 4BU.

£375,000 Leasehold



**Spacious Three-Bedroom Maisonette with Extension, Garden and Garage – No Onward Chain** This generously proportioned three-bedroom maisonette offers 84.3 sq.m. (907 sq.ft.) of accommodation, benefitting from a rear extension and being sold with no onward chain, making it an ideal purchase for buyers seeking a straightforward move.

The property features two excellent reception areas. To the rear is a bright reception/dining room measuring 4.04m x 3.56m (13'3" x 11'8"), forming part of the extension and providing a superb family or entertaining space with views over the garden. To the front is a separate reception room measuring 4.29m x 3.48m (14'1" x 11'5"), offering versatility as a formal lounge or additional living area.

The kitchen measures 3.67m x 2.52m (12'0" x 8'3") and provides ample worktop and cupboard space. The bathroom is 2.13m x 1.68m (7'0" x 5'6").

There are three well-proportioned bedrooms: Bedroom 1: 3.81m x 3.51m (12'6" x 11'6") Bedroom 2: 2.77m x 2.62m (9'1" x 8'7") Bedroom 3 / additional flexible space depending on layout Externally, the property enjoys its own private garden, ideal for outdoor dining, play or gardening.

A detached garage measuring 4.93m x 2.57m (16'2" x 8'5") provides secure parking or additional storage, with a garage floor area of 12.7 sq.m. (136 sq.ft.). The internal accommodation (excluding the garage) has a floor area of 71.6 sq.m. (771 sq.ft.).

This large maisonette offers excellent space, flexible room layout and strong future potential, all enhanced by the benefit of no chain. Early viewing is highly recommended.





The property is located in popular Pennylets Green, which is walking distance to the Village Centre where you can find a Co op, Costa, a Post Office and a Doctors surgery.

Stoke Poges School is also within walking distance and has a Good Ofsted rating.

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



#### Important Notice

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Total floor area: 84.3 sq.m. (907 sq.ft.)

