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1 Blakeney House, Wexham Street, Stoke Poges, Buckinghamshire. SL3 6NN.

£289,950 Share of Freehold



This spacious two bedroom first floor maisonette benefits from a long lease of 986 years along with a share of the freehold. The property provides generous accommodation which includes two double bedrooms, private rear garden, garage, and off-street parking.

On entering the property, the entrance hall provides access to all principal rooms. The living room is a particularly bright and welcoming space, with a bay window overlooking the front of the property. There is a feature fireplace, plus ample room for a dining table and chairs, making it ideal for both relaxing and entertaining.

The kitchen is well-appointed with a modern range of units at both base and eye level and enjoys dual aspect windows, allowing for plenty of natural light. Overlooking the rear, the main bedroom has ample space for a double bed plus fitted wardrobes. The second bedroom also enjoys a rear aspect and as of a double size. The bathroom has been fitted with a modern white suite and includes a side aspect window.

Outside, the property benefits from its own private garden, which is mainly laid to lawn with flower borders and a garden shed. The garage is located to the rear and has additional off-street parking directly in front.

The maisonette is located in the sought-after village of Stoke Poges, conveniently positioned between Gerrards Cross and Slough. While both towns offer a wide range of shopping and leisure facilities, local shops including a Co-op and Costa Coffee are within easy reach.

For commuters, there is a mainline railway station at Gerrards Cross with services to London Paddington. Slough



station benefits from the Elizabeth Line, offering direct access to Canary Wharf in around 45 minutes and Bond Street in around 30 minutes. Road connections are excellent, with easy access to the M40 (J1A), M4 (J5), and M25 (J16), as well as Heathrow and Gatwick Airports.

The surrounding area offers a wealth of outdoor amenities, including Black Park and Langley Park, both of which have extensive networks of footpaths and bridleways. Golf and sports facilities are also well catered for, with clubs such as The Buckinghamshire, Wexham Park, Gerrards Cross, and Denham all nearby, along with tennis clubs in Gerrards Cross and Beaconsfield.

An appointment to view this attractive and well-located home is highly recommended.



#### Important Notice

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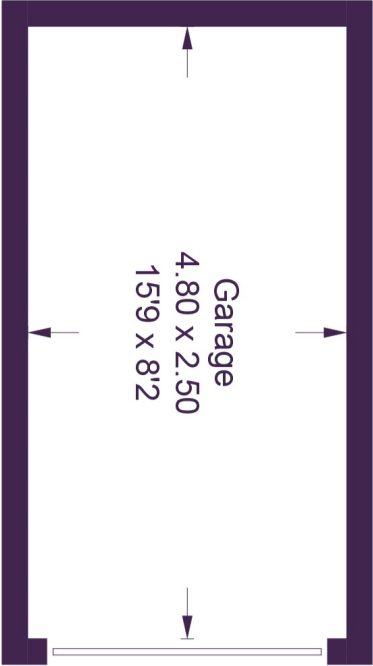
Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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Approximate Gross Internal Area = 61.9 sq m / 666 sq ft  
Garage = 12.0 sq m / 129 sq ft  
Total = 73.9 sq m / 795 sq ft



(Not Shown In Actual Location / Orientation)



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.