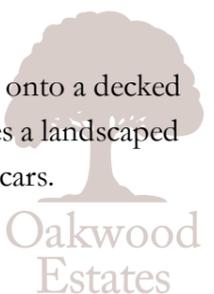




Upon entering the property, you're welcomed by a long hallway that leads into a spacious open-plan lounge and dining area. Large front-aspect bay window and French doors opening onto the rear patio, make this is a bright living space. Character features such as faux Tudor-style beams and an electric fireplace add charm and offering an ideal opportunity for a family or investor to make their mark. The kitchen, while in need of modernisation, offers good proportions and plenty of potential. It includes base-level storage units, a four-ring electric hob with oven and grill, a generous food larder, and enjoys views of the rear garden through both a window and a rear door. Completing the ground floor is a convenient guest WC.

Upstairs, the principal bedroom is a generously sized double with a south-facing window that fills the room with natural light. The second bedroom, also a large double, features built-in storage and a peaceful rear outlook. The third bedroom is a spacious single with integrated storage, ideal for use as a child's room, playroom, or home office. The family bathroom is well-sized, with two rear-aspect windows and a large shower.

Externally, the property boasts one of the largest plots in the area. A large patio area leads onto a decked section, making it the perfect spot for summer relaxation and entertaining. Beyond this lies a landscaped garden, which offers potential (STPP) to create off-street parking for up to two cars.

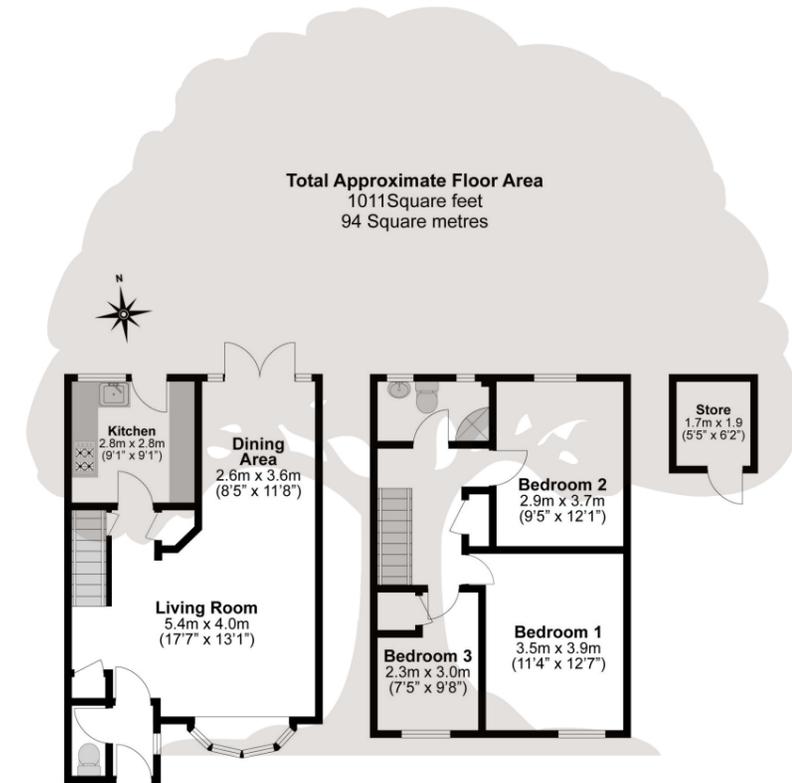


Property Information

-  CHAIN FREE
-  GREAT FIRST TIME BUY
-  REQUIRES COSMETIC UPDATING
-  COUNCIL TAX BAND - D
-  3 BEDROOM TERRACED HOUSE
-  1 BATHROOM
-  EPC - C
-  1011 SQ FT

					
x3	x2	x1	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Oakwood Estates

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

Local Area

Stoke Poges is a picturesque village located in Buckinghamshire, England. Situated just to the north of Slough and approximately 23 miles west of central London, Stoke Poges offers a tranquil retreat from the hustle and bustle of urban life while remaining conveniently close to major transport links. The village is renowned for its stunning countryside, with rolling green landscapes and charming rural surroundings. In addition to its natural beauty, Stoke Poges offers a range of amenities to its residents, including local shops, pubs, and restaurants. The village maintains a strong sense of community with various social events and activities organized throughout the year. Stoke Poges' proximity to major transportation routes, including the M4 and M40 motorways, as well as nearby railway stations such as Gerrards Cross and Slough, makes it an attractive location for commuters working in London or nearby urban centers.

Local Schools

Buckinghamshire is well renowned for being one of the last counties that still offer Grammar School education. Some of the local schools to this property are listed below.

- Beaconsfield High School
- Burnham Grammar School
- Royal Masonic School
- Gayhurst School
- Maltmans Green Preparatory School
- Thorpe House School
- Caldicott Preparatory School

- Beaconsfield School
- St Mary's
- Stoke Poges School
- Farnham Common Secondary School
- Pioneer Secondary Academy

We recommend that you verify with the local council or school to ensure that you meet the criteria for the preferred educational institutions.

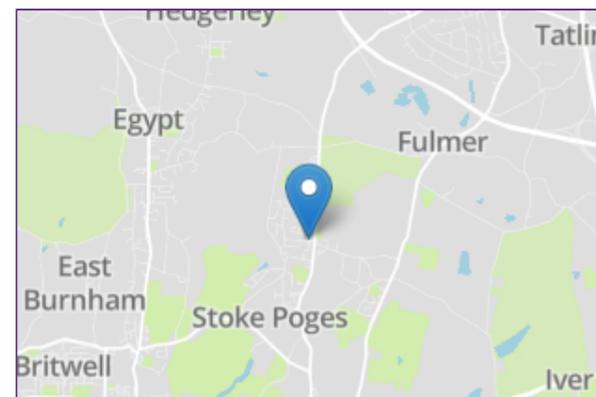
Transport Links

Stoke Poges has several transport links that make it accessible and convenient for residents. The area is well-connected by road, with the A355 providing direct access to nearby towns and major routes, including the M25 and M40 motorways.

For public transport, the village is served by several bus routes that connect to surrounding areas, including Slough and Gerrards Cross. The nearest train stations are in Gerrards Cross and Langley, both of which offer services to London Paddington, Marylebone, and other destinations, making it a good option for commuters.

Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			