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SPECIALISTS IN PROPERTY



Rogers Lane, Stoke Poges, Buckinghamshire. SL2 4LF.

Offers in Excess of £550,000 Freehold

Situated in popular Rogers Lane, Stoke Poges, is this three bedroom semi detached house which comes to the market with no upper chain. The property is close to Stoke Poges Infant and Junior School, plus the local shopping complex which includes a Costa, Co Op and a Post Office.

A real feature of the property are the excellent sized front and rear gardens, therefore offering the potential for ample off street parking and space to extend at the rear (subject to the usual consents).

Internally, there is a 15'10 x 13'4 front aspect living room, a 12'8 x 8' rear aspect fitted kitchen, a ground floor bathroom, and three first floor bedrooms. The kitchen has a breakfast bar and door giving direct access to the garden, the master bedroom measures an impressive 14'2 x 10'9 and offers fitted double wardrobes, as does the 10'8 x 10'8 rear aspect second bedroom.

Outside, both the front and rear gardens are mainly laid to lawn, the rear having its own patio, enclosed borders and is very private. It is a superb 150ft in length.



THE AREA

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 has recently joined 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

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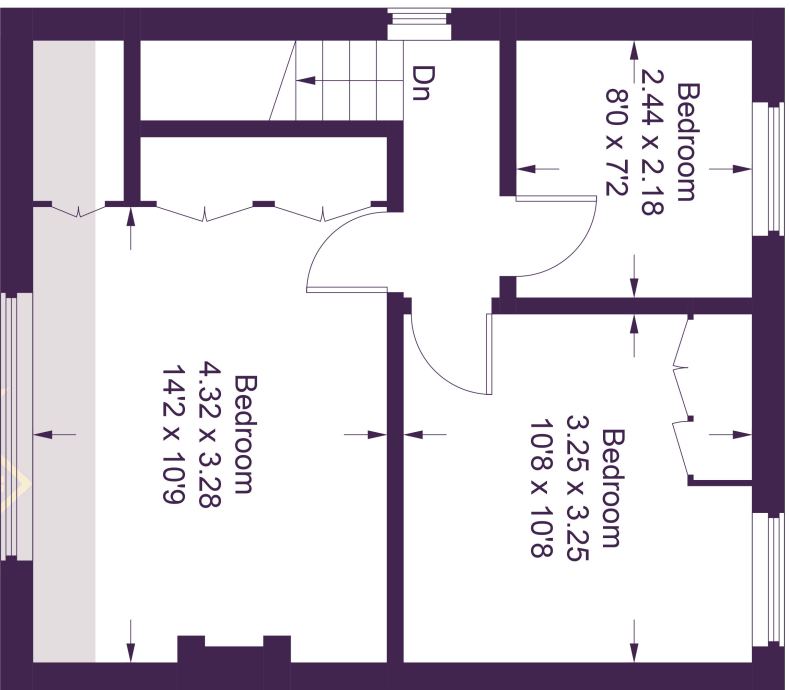
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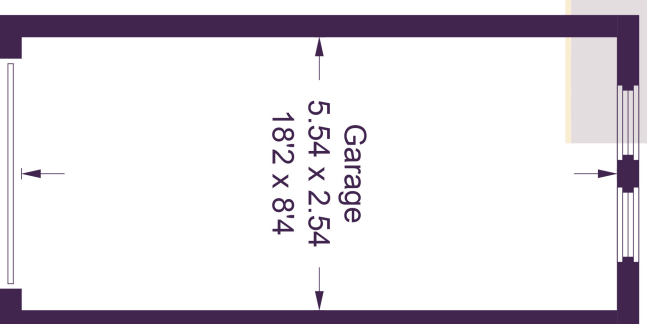
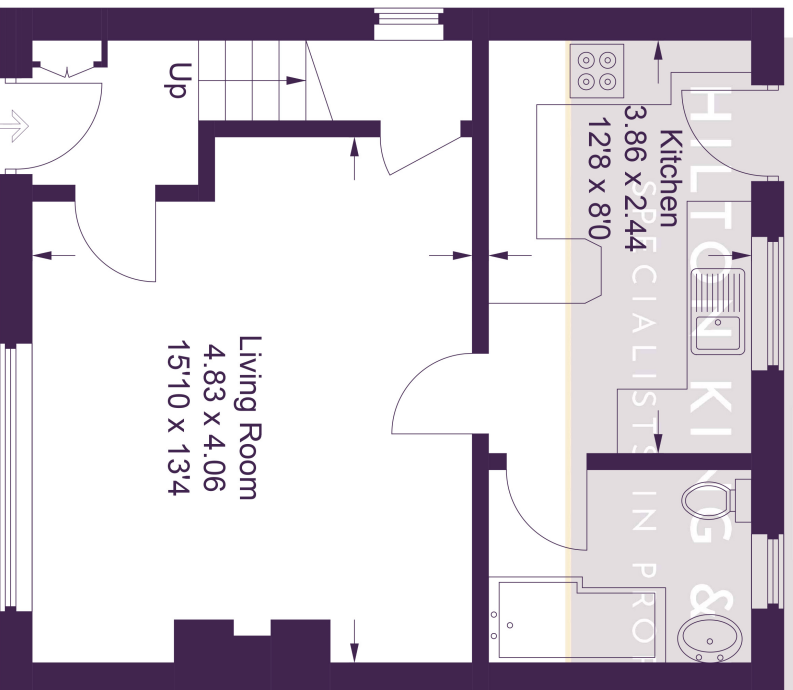


64 Rogers Lane

Approximate Gross Internal Area
Ground Floor = 39.1 sq m / 421 sq ft
First Floor = 38.9 sq m / 419 sq ft
First Floor = 14.1 sq m / 152 sq ft
Total = 92.1 sq m / 992 sq ft



First Floor



Ground Floor

(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.