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1 Blakeney House, Wexham Street, Stoke Poges, Buckinghamshire. SL3 6NN. OIEO £280,000 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.

The vendors of this property have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides the essential documentation upfront that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property.

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.



#### 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).

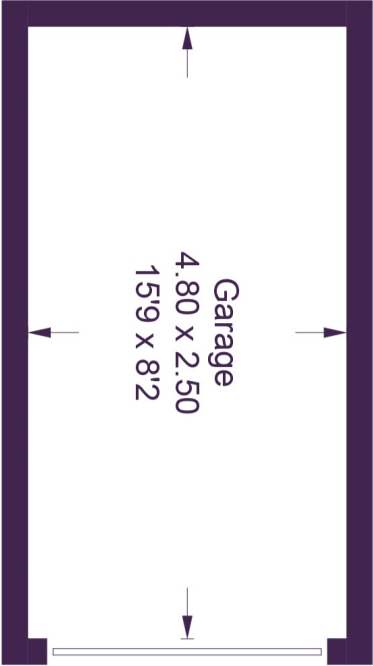
Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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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.