



8 WAKEFIELD CRESCENT, STOKE POGES, BUCKINGHAMSHIRE, SL2 4DF. GUIDE PRICE £700,000 FREEHOLD

Tel: 01753 643222

A spacious three bedroom detached family house, situated in popular and sought after residential road.

The house offers scope for extension, subject to consents and benefits from an attractive, mature rear garden and is available with no upper chain.

Front Garden, laid to lawn with a driveway with parking provision for several cars. Front door leading to **Entrance Hall** with parquet wooden flooring, understairs cupboard and staircase to First Floor.

Downstairs Cloakroom with WC, wash hand basin and side window.

Large Through Sitting Room / Dining Room, double aspect room with a fireplace with wood burning stove and wooden mantle, large front facing window and double doors leading Rear Garden. Door to large **Workshop / Hobby Room** with power and light, rear window and pedestrian access to Rear Garden and Garage.

Kitchen fitted with a range of wall and base units with ample worktop surfaces, integrated gas hob and oven, space and plumbing for washing machine, stainless steel one and a half bowl sink with drainer, window with Garden aspect, tiled splashbacks and door to side access.

Staircase to **First Floor Landing** with window at half landing, hatch to loft and shelved airing cupboard.

Bedroom One (front facing) with door leading to large eaves storage area, **Bedroom Two** (rear facing), **Bedroom Three** (front facing).

Shower Room comprising a large walk in shower cubicle, WC, inset wash hand basin with storage below, part tiled walls, window.

Integral Garage with up and over door, power and light and rear pedestrian access into the house.

Rear Garden, mainly laid to lawn with large patio area, a selection of mature and established trees and shrubs, gated side access.

Stoke Poges, in the south of Buckinghamshire, is a semi-rural village, about one mile east of Farnham Common and within easy reach of Gerrards Cross, with its fast rail links to central London (23 minutes to London Marylebone). The village boasts excellent amenities, including a supermarket, post office, doctor surgery, pharmacy and village pub.

Gerrards Cross town centre 2.8 miles, Gerrards Cross mainline station 3.3 miles (London Marylebone 23 minutes fast train), M40 (Jct 2) 4.7 miles, central London approx. 22 miles. Elizabeth Line from Slough (5.7 miles).

There are excellent leisure facilities in and surrounding Stoke Poges, including outstanding golf courses at Wexham Park Golf Course and Farnham Park Golf Club. Additional amenities are close-at-hand in nearby Gerrards Cross. South Buckinghamshire is renowned for its excellent range of state schooling for boys and girls, including Stoke Poges Junior School and Fulmer Infant School, The Gerrards Cross CofE School (both rated Outstanding by Ofsted) and the Chalfonts Community College together with notable independent schools include St. Mary's, Thorpe House, Gayhurst and Maltmans Green.

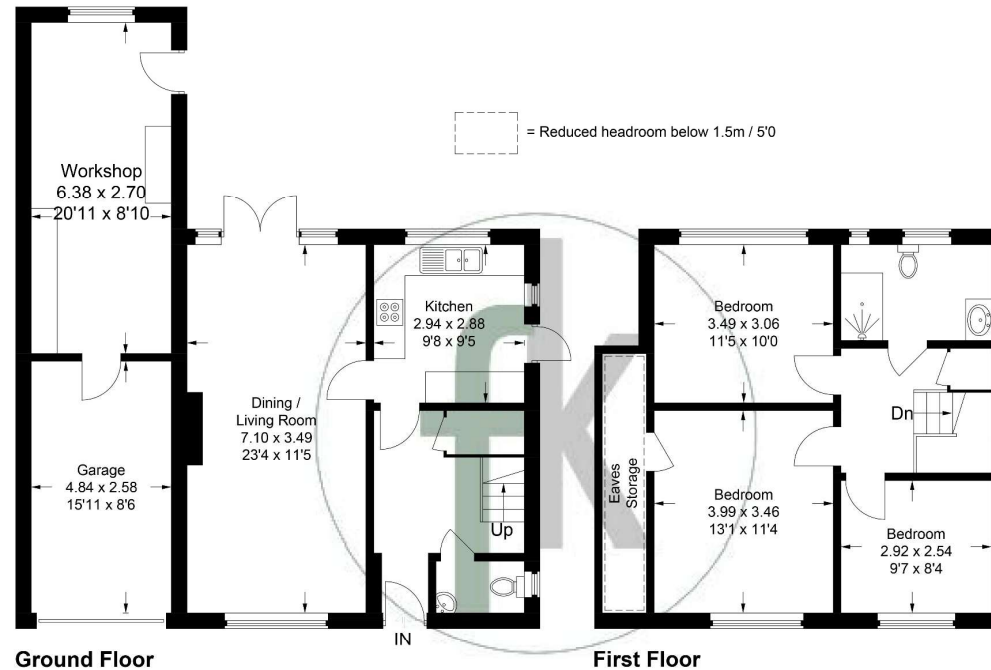
EPC RATING :

COUNCIL TAX BAND:



Wakefield Crescent

Approximate Gross Internal Area
 Ground Floor = 46.6 sq m / 502 sq ft
 First Floor = 51.1 sq m / 550 sq ft
 Outbuildings = 30.9 sq m / 333 sq ft
 Total = 128.6 sq m / 1,385 sq ft
 (Including Eaves)



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.
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2/3 Robin Parade, The Broadway,

Farnham Common, Buckinghamshire SL2 3QL

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