



Hazell Way, Stoke Poges, SL2 4DG
Guide Price £735,000

DBK
ESTATE AGENTS



This impressive extended semi-detached home offers approximately 1,434 sq. ft. of spacious and beautifully presented accommodation, finished to a high specification throughout and offering further development potential, subject to planning permissions.

At the heart of the home is a breath-taking extended modern kitchen and breakfast room, complete with integrated appliances, granite worktops and underfloor heating. The generous ground floor also benefits from three versatile reception rooms, providing excellent space for family living, dining, entertaining, alongside a convenient ground floor cloakroom.

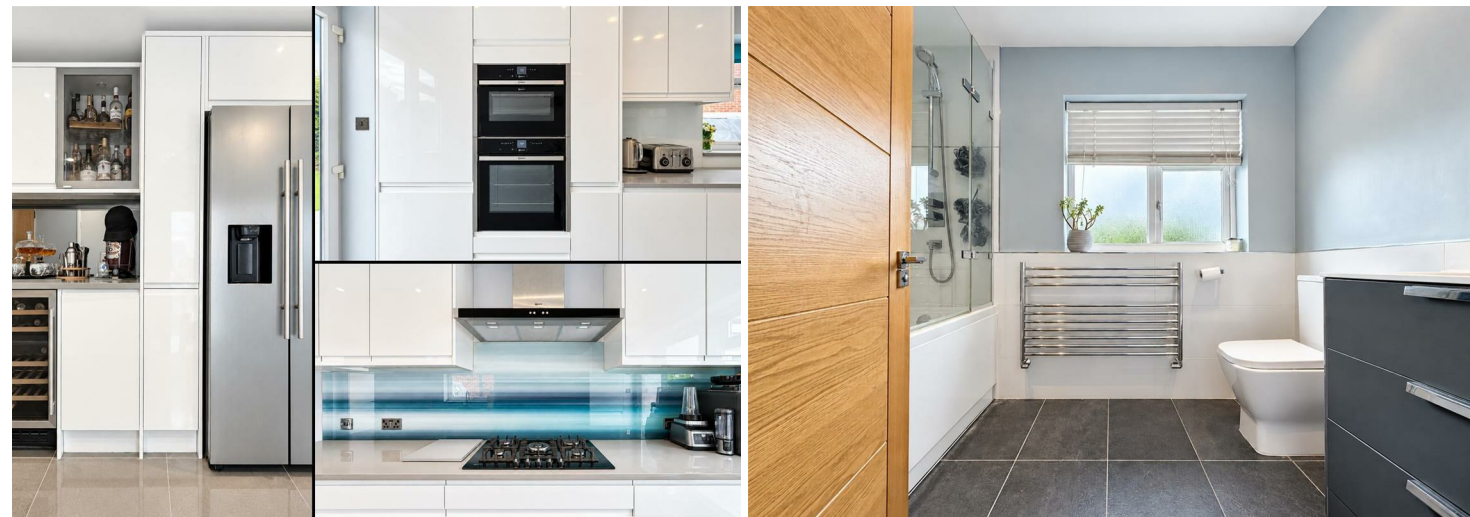
Upstairs are three well-proportioned bedrooms and a fashionable family bathroom suite, together with an insulated and boarded loft providing useful additional storage.

Externally, the property continues to impress with a landscaped rear garden and patio area, ideal for outdoor entertaining, plus a wooden storage shed. To the front is a garden with ample off-street parking and access to the garage.

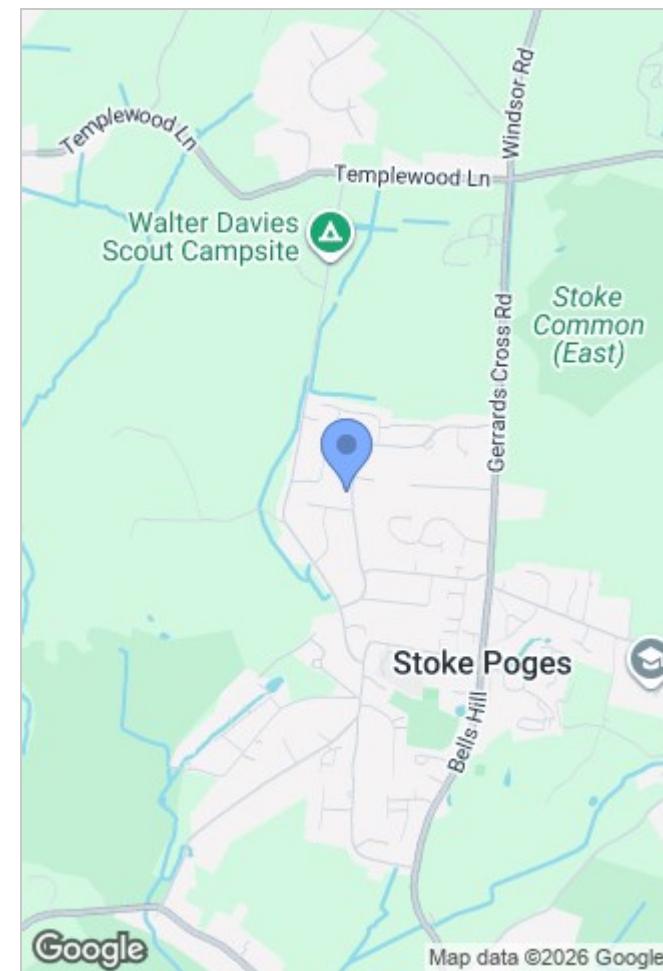
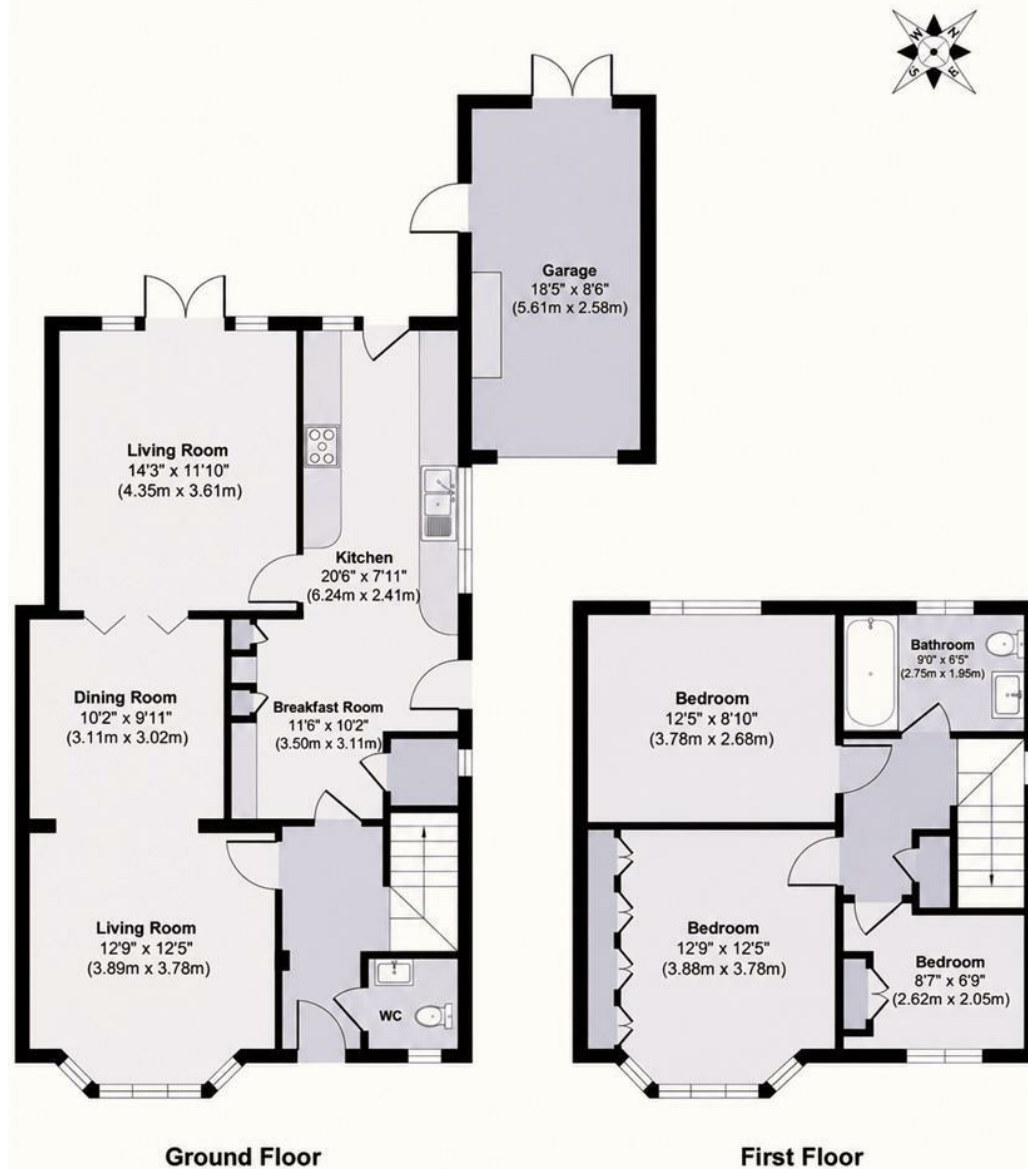
Stoke Poges offers leafy surroundings, historic charm and excellent connections. Gerrards Cross Station is a short drive away, with direct trains to London Marylebone and easy links to Bicester Village. Nearby Slough and Langley Stations also provide fast services to London Paddington. The M4, M40 and M25 are close at hand, and Heathrow Airport is within easy reach. The area is well served for education, with The Stoke Poges School and Pioneer Secondary Academy nearby, along with a wide choice of highly regarded grammar and independent schools across Buckinghamshire and Berkshire.

Key Features

- **Extended Sem-Detached Home Complete with High Specifications Throughout**
 - **Scope for Development (stpp)**
 - **Three Bedrooms**
- **Breath-taking Modern + Extended Kitchen with Integrated Appliances - Granite Worktops - Underfloor Heating + Breakfast Room**
 - **Three Reception Rooms**
- **Fashionable Family Bathroom Suite**
 - **Ground Floor Cloakroom**
- **Landscaped Rear Garden with Patio Area**
- **Front Garden with Ample Off Street Parking + Garage**
- **Circa 1,434 Sq.Ft - Insulated and Boarded Loft**



Approximate Gross Internal Area
1434 sq. ft - 133.21 sq. m



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	