



22 PENN MEADOW, STOKE POGES, BUCKINGHAMSHIRE, SL2 4EB. GUIDE PRICE £750,000 FREEHOLD

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A well presented and extended four bedroom semi detached family house, located in a popular cul de sac featuring a large communal green amenity area.

The house offers spacious and well planned accommodation with the benefit of two bathrooms (one en suite), a large kitchen/family area and a west facing garden.

Front Garden mainly laid to lawn with established trees and shrubs, block paved parking area for several cars. **Entrance Hall** with staircase to first floor. **Downstairs Cloakroom** with WC and wash hand basin.

Large Living Room /Family Room with fireplace with log burning stove, herringbone wooden flooring, Velux style skylights and an aspect over the Rear Garden.

Kitchen/ Dining Room. Spacious room with access via double doors to the Rear Garden, fitted with a range of wall and base units providing ample worktop surfaces, integrated oven, four ring gas hob and overhead extractor, space and plumbing for washing machine and dishwasher. Storage cupboard, wood effect flooring and Velux style skylights.

Staircase to **First Floor Landing** with side window and cupboard housing hot water cylinder.

Bedroom One with good ceiling heights and double doors over looking Rear Garden with safety balcony, range of built in wardrobe cupboards. **En Suite Shower Room** comprising of a large walk in double shower, inset twin wash hand basins with storage below, WC with encased cistern, tiled flooring and part tiled walls.

Bedroom Two is rear facing with two built in wardrobe cupboards, **Bedroom Three** is rear facing with two built in wardrobe cupboards and **Bedroom Four** is front facing with a built in wardrobe cupboard.

Family Bathroom comprising a panelled bath with mixer taps and over bath shower and screen, inset wash hand basin with storage below, WC and tiled walls,

Rear Garden, Westerly facing and mainly laid to lawn with inner fenced area, established shrubs and flower beds, timber shed and greenhouse. Covered accessway to Front Garden with access to **Garage / Workshop** with power and light and roller door.

Please note the property benefits from solar panels.

Penn Meadow is a popular cul de sac in the village of Stoke Poges, 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 has excellent amenities, including a supermarket, post office, Doctors 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).

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.

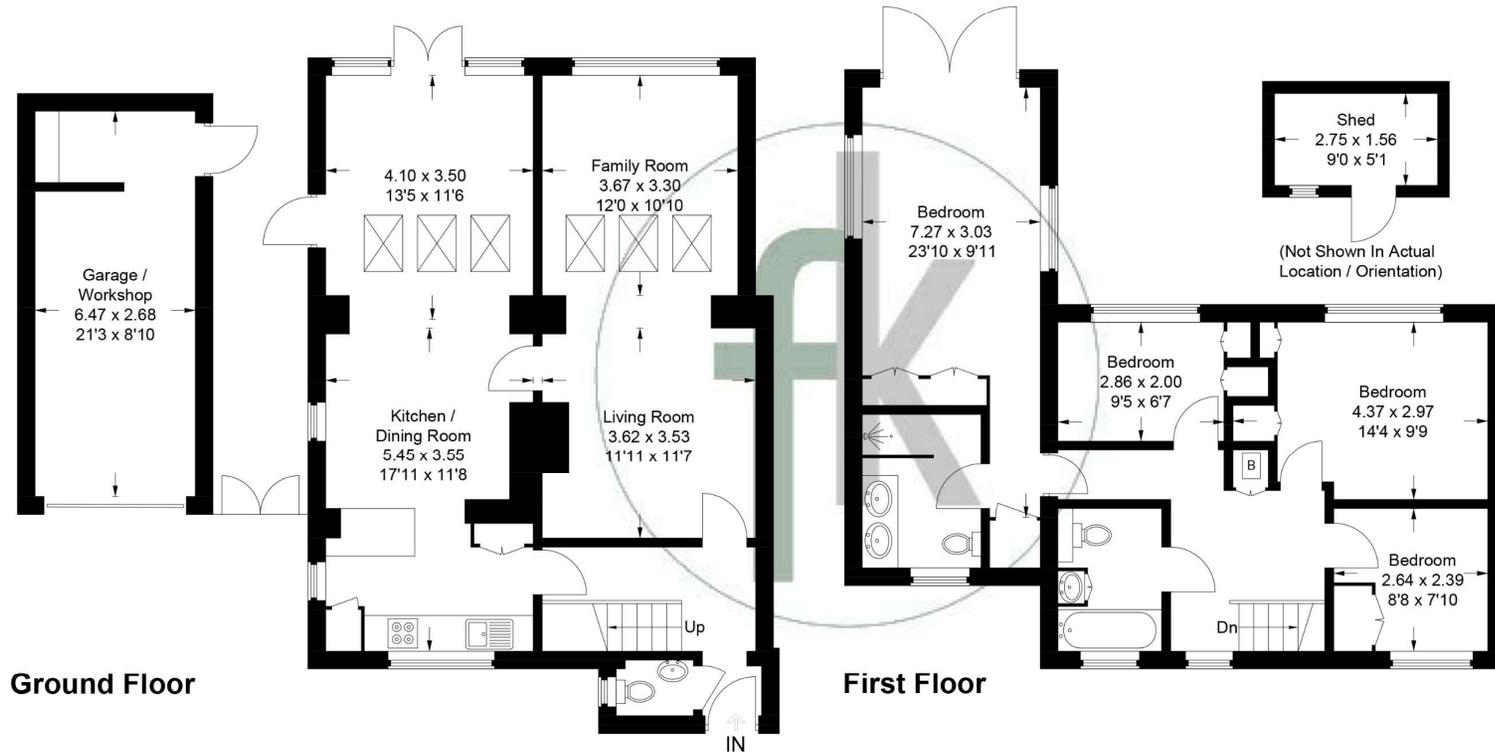
EPC Rating: B Council Tax Band: E

Please note there is a charge of £35.00 per annum towards the upkeep of the central green area in Penn Meadow.



22 Penn Meadow

Approximate Gross Internal Area
Ground Floor = 72.2 sq m / 777 sq ft
First Floor = 66.1 sq m / 711 sq ft
Garage / Shed = 21.9 sq m / 236 sq ft
Total = 160.2 sq m / 1,724 sq ft



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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