



# SIMMONS & SON



**Deans Close, SL2 4JX**

**Price £225,000 Leasehold**

Tucked away in the serene Deans Close of Stoke Poges, this stunning first-floor maisonette has been comprehensively refurbished to a modern, high-specification standard. Offering a tranquil retreat in a quiet cul-de-sac, the property perfectly balances contemporary style with a peaceful village atmosphere.

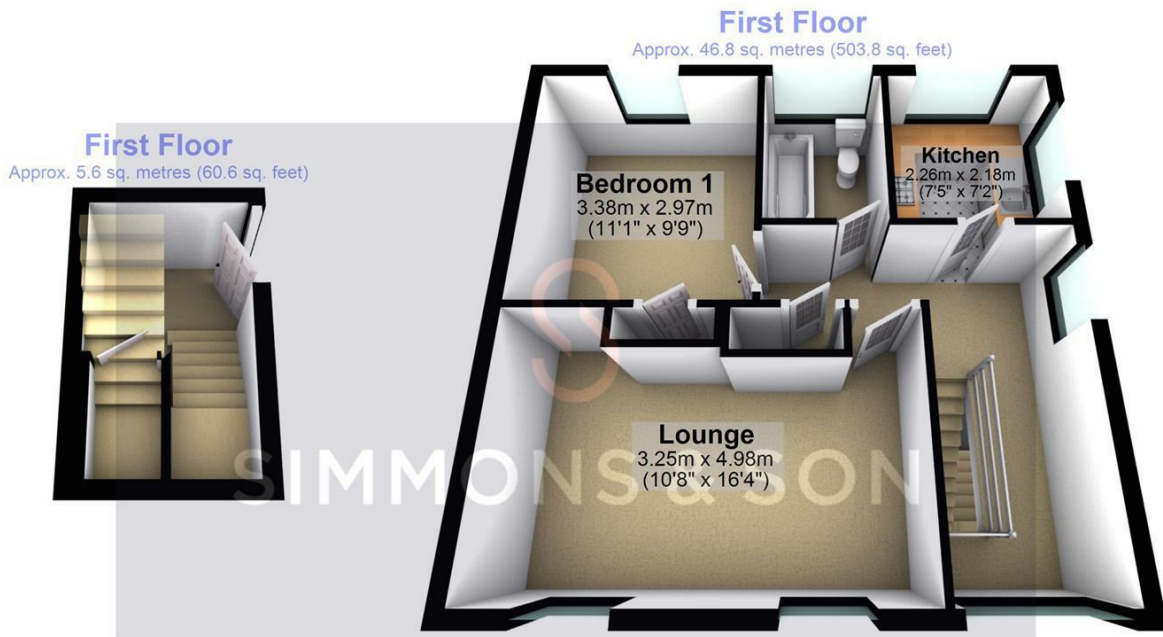
Inside, the home has been transformed into a sleek, move-in-ready space featuring a modern finish and abundant storage solutions throughout. A standout feature of this maisonette is its private rear garden, providing a rare and secluded outdoor sanctuary.

Ideally situated near Wexham Park Hospital and local golf clubs, this property is perfect for professionals or investors. For those looking to add even more value, the significant loft space offers exciting extension potential (STPP) to create additional living areas.

Offered with no onward chain for a swift and straightforward move, this is a unique opportunity to own a bespoke, modern home in one of the area's most sought-after locations.



# Deans Close, Stoke Poges , Buckinghamshire, SL2 4JX



Total area: approx. 52.4 sq. metres (564.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.  
Plan produced using PlanUp.

- One Bedroom First Floor Masionette
- Recently Refurbished & New Boiler
- Close to Wexham Park Hospital
- Quiet Cul-De-Sac Location
- Modern Fitted Kitchen & Bathroom
- No Onward Chain
- Ground Rent : £11.10 Service Charge : £43.08
- Lease Remaining : 89 Years
- Council Tax Band - B
- EPC : D



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	
		67	75

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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