

# The **Frost** Partnership

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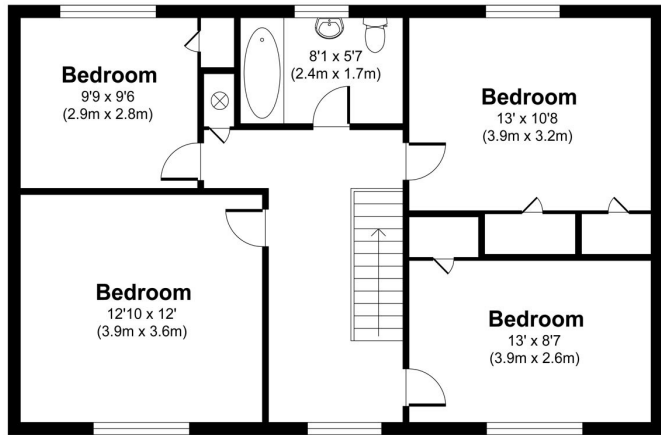
**7 Journeys End, Stoke Poges, Buckinghamshire. SL2 4NT**

**Asking Price £600,000 (Freehold)**

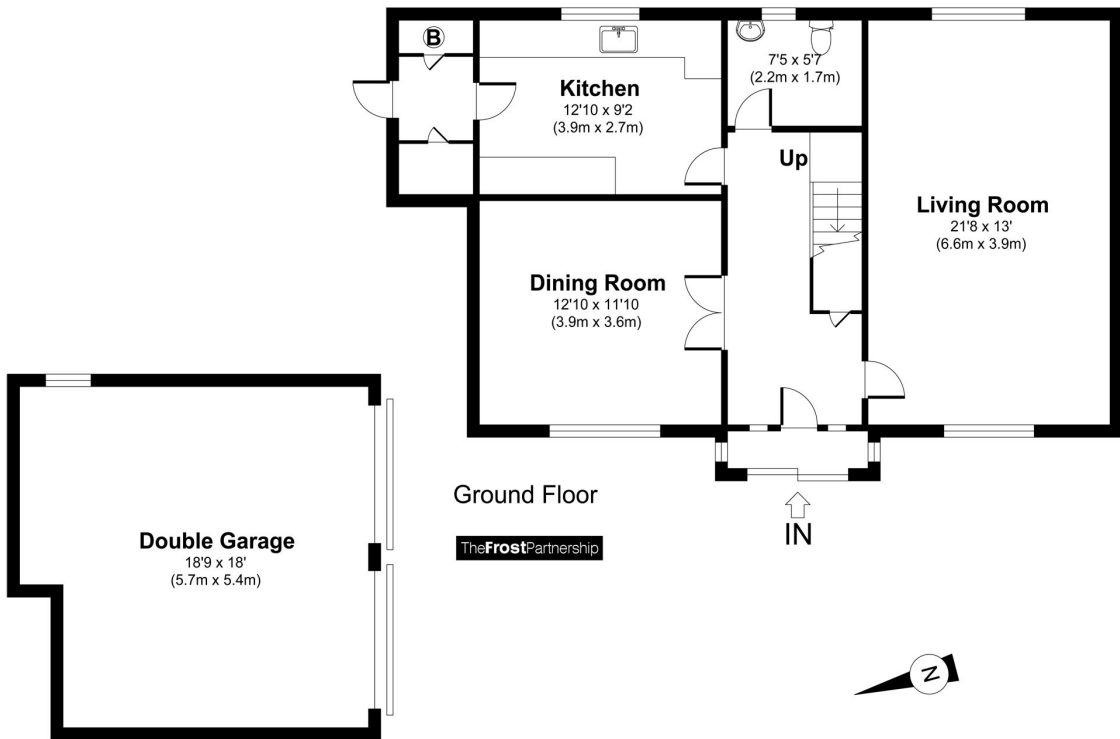


- Detached house
- Cul de sac location
- Four bedrooms
- Scope to extend, STTP
- Double garage
- No onward chain

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First Floor



Ground Floor

Journeys End, SL2 4NT

APPROX. GROSS INTERNAL FLOOR AREA 1819 SQ FT / 169 SQ M. INC. GARAGE

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**The property is a detached family home situated in a sought after cul-de-sac offering scope and potential for further extension, subject to the usual planning consents. This light and spacious property is offered to the market with no onward chain and requires some modernisation and updating. The accommodation comprises of entrance porch, entrance hall, cloakroom, double aspect lounge, dining room, kitchen, outer lobby, on the first floor there are four bedrooms and a family bathroom. Outside there is driveway parking, double garage and rear garden which is primarily laid to lawn.**

Entrance porch leading into:

**Entrance Hallway**

Stairs rising to first floor, under stairs storage cupboard, electricity meter fuse box.

**Cloakroom**

Low level WC, pedestal wash hand basin, partly tiled walls.

**Lounge**

Bright and spacious double aspect room with coving to ceiling, feature fire place.

**Dining Room**

Window overlooking front aspect.

**Kitchen**

Fitted with a range of wall and base units, lengths of work surfaces, sink with double drainer, space for gas cooker, space for fridge / freezer, tiled walls, plumbing and space for washing machine, tongue grooved ceiling.

**Outer Lobby**

Fitted storage cupboard housing gas central heating boiler, second storage cupboard housing gas meter.

**First Floor Landing**

Hatch giving access to loft, cupboard housing lagged hot water cylinder.

**Bedroom One**

Window overlooking front aspect.

**Bedroom Two**

Window overlooking rear aspect, two fitted storage cupboards.

**Bedroom Three**

Window overlooking front aspect, fitted storage cupboard.

**Bedroom Four**

Window overlooking rear aspect, fitted storage cupboard.

**Bathroom**

Bath with mixer tap shower attachment, pedestal wash hand basin, low level WC, heated towel rails, partly tiled walls, window overlooking rear aspect.

**Rear Garden**

Primarily laid to lawn offering a screen by wood panel fencing and mature hedging, gated access to the front of the property, outside water tap.

**To The Front**

The property is approached by a driveway providing parking for several cars, double garage with two up and over doors, area of lawn.

**Agent Note**

Energy Performance Rating - D. Please contact us for a full copy of the Energy Performance Certificate (EPC).

**VIEWING:**  
Via The Frost Partnership, 32 Packhorse Road, Gerrards Cross  
Telephone: 01753 890909 Email: gerrardscross@frostweb.co.uk



**Special Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.