



Grays Lodge Hollybush Hill

Stoke Poges

£429,950



Robertsons

Grays Lodge Hollybush Hill Stoke Poges Buckinghamshire SL2 4PZ

ATTRACTIVE VICTORIAN COTTAGE IN TUCKED AWAY POSITION WITH NO UPWARD CHAIN

Well presented end of terrace cottage set back from the road. Entrance porch, Sitting room, Kitchen, Breakfast room/Utility room, Bathroom, Two bedrooms, Gas central heating, Double glazing, Off street parking, Cottage style gardens.

TAKE THE VIRTUAL TOUR / ONLINE VIEWING ON RIGHTMOVE OR ONTHEMARKET NOW!

Entrance porch

Tiled flooring, door to Sitting room

Sitting room

With attractive cast iron fireplace with tiled surround and hearth, radiator, fitted shelving, cupboard housing gas meter, cupboard housing fuses and electric meter, two wall light points, dimmer switch, ceiling beams, window to front

Kitchen

Fitted with a range of eye and base level units incorporating sink unit with mixer tap, built in oven, fitted four ring hob with extractor over, space and plumbing for dishwasher, radiator, tiled flooring, ceiling beams, part tiled walls, wall light point, window to rear, stairs to first floor

Breakfast room/Utility room

Radiator, space and plumbing for washing machine, tiled flooring, window to side, door to lobby

Lobby

Radiator, door to garden, door to bathroom



Bathroom

White suite comprising panelled bath with mixer tap, low level W.C., wash hand basin, cupboard housing Vaillant gas fired central heating boiler, part tiled walls, radiator, tiled flooring, window to rear

First floor

Bedroom 1

Radiator, access to loft space, window to front

Bedroom 2

Radiator, built in wardrobe, window to rear

Parking

A block paved driveway provides parking for one/two cars

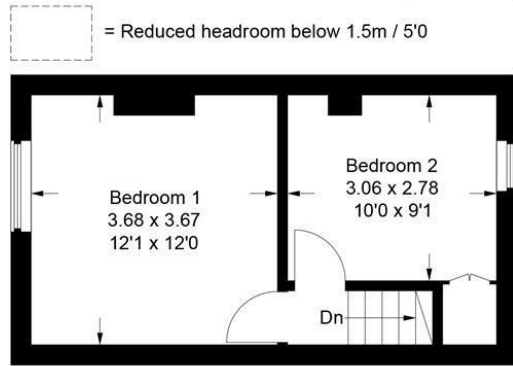
Rear garden

A pretty cottage style garden with an area of paving which leads to a further area with flower and shrub borders with feature pond. There is a summer house and a timber outbuilding and a further paved area. All is enclosed by panelled fencing and mature hedging providing a very private aspect. The garden extends to 114'

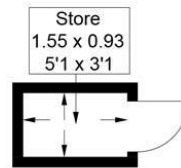


Grays Lodge

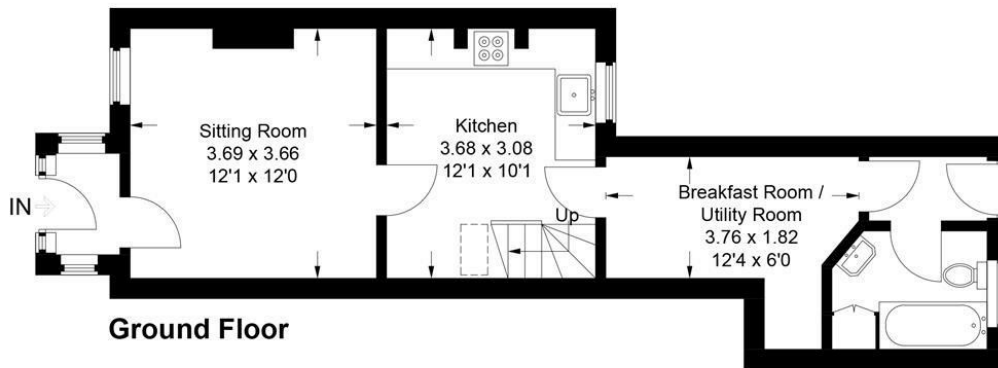
Approximate Gross Internal Area
 Ground Floor = 41.3 sq m / 444 sq ft
 First Floor = 25.5 sq m / 274 sq ft
 Store = 1.5 sq m / 16 sq ft
 Total = 68.3 sq m / 734 sq ft



First Floor



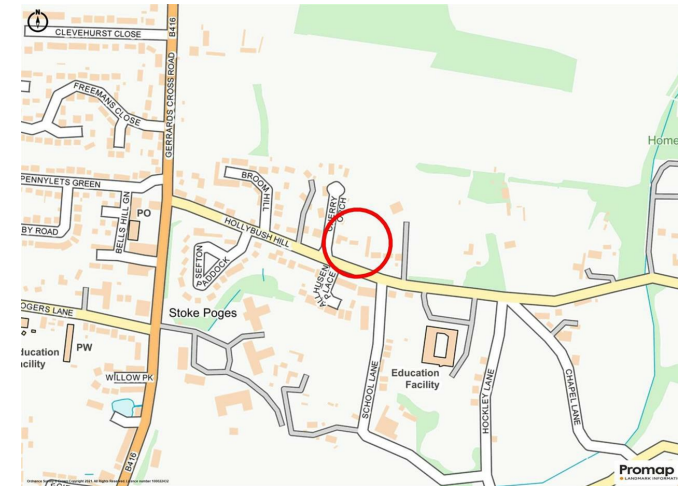
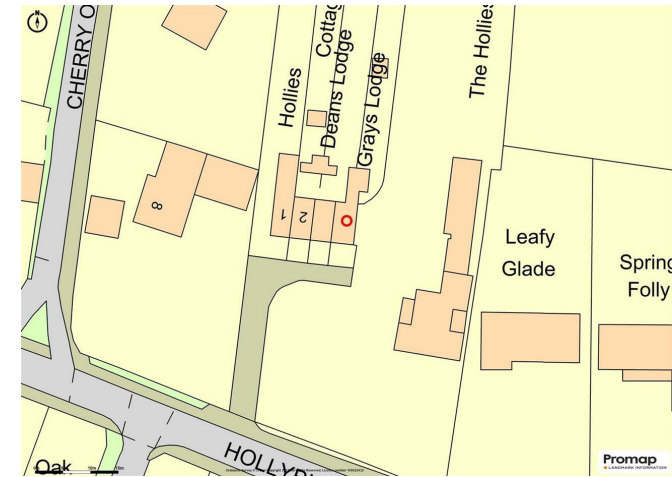
(Not Shown In Actual Location / Orientation)



Ground Floor

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.

© CJ Property Marketing Ltd Produced for Robertsons



Robertsons Estate Agents
 Swains House, Swains Lane
 Flackwell Heath
 Buckinghamshire
 HP10 9BN

Tel: 01628 533373

flackwellheath@robertsonsestateagents.co.uk

www.robertsonsestateagents.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(12-14) A		(81-91) A	
(11-11) B		(69-80) B	
(9-10) C		(55-68) C	
(7-9) D		(39-54) D	
(5-6) E		(21-38) E	
(3-4) F		(11-20) F	
(1-2) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



Robertsons