



**APRIL COTTAGE, FIR TREE AVENUE, STOKE POGES,
BUCKINGHAMSHIRE SL2 4NN**

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A stunning family home set on a generous plot and on a sought after road in Stoke Poges. The house has five bedrooms with the potential of a 'granny annex'. The rooms are spacious and it is in very good decorative order throughout. The house is set on a good plot with large front and rear gardens and with scope to extend further (subject to planning consent).

- FIVE BEDROOMS – FOUR DOUBLES
- ANNEXE WITH SEPARATE SHOWER ROOM
- MASTER BEDROOM WITH ENSUITE
- OVER HALF AN ACRE GARDEN
- PARKING FOR NUMEROUS VEHICLES
- NO CHAIN

A DELIGHTFUL CHALET STYLE HOME offering well balanced and spacious accommodation with large bright rooms, many of which enjoy double aspect windows with lovely views over the gardens. A large proportion of the ground floor is covered by fully refurbished real wood flooring throughout the entrance hall, lounge, dining room and second bedroom. The entrance hall leads to the large living room with French patio doors opening on to the terrace and rear garden and a feature rear open fireplace with a fitted wood burning stove. The lounge leads to the open plan dining room, again with double aspect with a bay window overlooking the front gardens. The kitchen opens to a delightful breakfast room with a lantern style roof light, French patio doors open on to the terrace and rear garden. The family room could be used as a separate annexe as it has its own separate shower and wc. The family room features windows and French patio doors that face west, creating a bright, light and airy feel. An adjacent utility room features a range of fitted units and there is access through to a store room, which was formerly the garage. The store room also provides an access point onto a storage area the length of the annexe area. Also on the ground floor, are two generous bedrooms including a master bedroom which enjoys lovely views through French patio doors over the stunning gardens and has direct access to its own terrace. Also features a recently refitted luxuriously en suite bathroom with fully tiled walls and comprising a panelled bath, his and hers table top style wash basins with recessed taps and controls and a low level wc. The en suite includes two skylights with remotely operated moving velux windows, under floor heating and a heated towel rail. On the first floor, there are two further double bedrooms and a landing/study/dressing area. There is also an attractively re-fitted shower room which effectively enjoys Jack & Jill access from both upstairs bedrooms and includes a large airing cupboard.

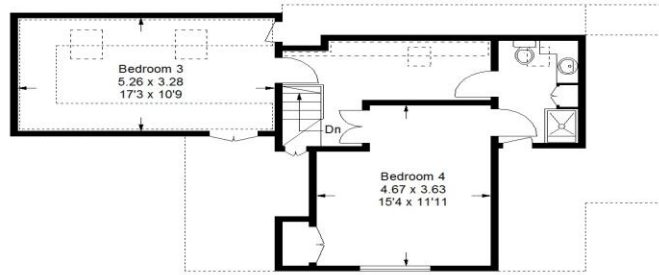
OUTSIDE

Fir Tree Avenue is an established and prestigious residential road with impressive and sizeable houses. April Cottage is approached via a long shingle driveway and is set centrally within its beautiful and private well screened gardens. These are laid mainly to lawn bordered by mature trees, plants and shrubs and extend to in excess of half an acre. The garden boasts established flower beds, attractive terraces and a pergola walk way which leads centrally from the house.

There are excellent bus links to the nearby towns of Gerrards Cross, Uxbridge and Slough. There are excellent leisure facilities with nearby centres offering swimming, ice skating, etc, and numerous nearby championship golf courses. Motorway access points for the M40, M4 and M25 are within easy reach and for the international commuter, Heathrow airport is approximately eight miles away. Mainline railway stations are Gerrards Cross serving London Marylebone and Slough serving London Paddington.



Approximate Gross Internal Area
 Ground Floor = 195 sq m / 2099 sq ft
 First Floor = 49.8 sq m / 536 sq ft
 Total = 244.8 sq m / 2635 sq ft



First Floor



Ground Floor



Energy Performance Certificate



Chezard, Fir Tree Avenue, Stoke Poges, SLOUGH, SL2 4NN

Dwelling type: Detached house Reference number: 9382-2812-6507-9304-9951
 Date of assessment: 02 October 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 05 October 2014 Total floor area: 245 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

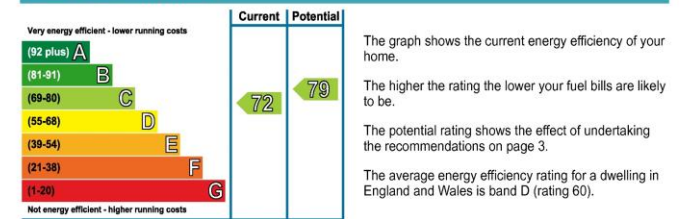
Estimated energy costs of dwelling for 3 years:	£ 4,500
Over 3 years you could save	£ 366

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 390 over 3 years	£ 297 over 3 years	
Heating	£ 3,675 over 3 years	£ 3,402 over 3 years	
Hot Water	£ 435 over 3 years	£ 435 over 3 years	
Totals	£ 4,500	£ 4,134	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 285	
2 Low energy lighting for all fixed outlets	£35	£ 78	
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 774	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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