3 Larchmoor Park, Stoke Poges, Buckinghamshire, SL2 4EY

£269,950 (Leasehold)

- One bedroom first floor apartment
- Large south facing rear balcony
- Highly sought after location
- Garage and parking
- Beautiful landscaped grounds
- Vacant possession

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FLOOR PLAN TO FOLLOW

- Balcony
- Bedroom 10'3" x 7'9" (3.1m x 2.3m)
- Living Room 12'2" x 11'7" (3.8m x 3.6m)
- Kitchen 8'7" x 6'5" (2.6m x 2.0m)
- Bathroom 6'4" x 5'10" (2.0m x 1.8m)

Larchmoor Park, SL2 4EY
APPROX. GROSS INTERNAL FLOOR AREA 388 SQ FT / 36 SQ M.
FROSTGC10848-F: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2016.
A delightful first floor apartment accessed via an open walkway quietly situated within this highly sought after development of properties that are set within quite stunning grounds that extend to some 8 acres. In recent years the development has been gated and, therefore, this offers a peaceful and private environment in which to live. Furthermore, No.3 benefits from a south facing balcony that offers enough room for a table and chairs enjoying a high degree of afternoon sun.

The flat lies between the larger towns of Gerrards Cross and Slough. Gerrards Cross has an excellent rail service to London (Marylebone) and Slough will be on the crossrail line when it opens within the next couple of years.

**Entrance Hall**
Built in storage cupboard, double panelled radiator, door to:

**Kitchen**
Sealed unit double glazed windows to front and side aspects. Range of built in base and wall mounted units providing storage and working surface space incorporating plumbing for washing machine, single drainer stainless steel sink unit, radiator, Gloworm wall mounted combination gas fired central heating boiler, partially tiled walls, double panelled radiator.

**Lounge**
A bright room with large windows and casement door opening onto a large south facing balcony measuring 20ft x 4ft (6.10m x 1.20m), BT/TV points, double panelled radiator.

**Bedroom**
Sealed unit double glazed window to rear aspect, large built in wardrobes providing hanging and storage space with further storage over, double panelled radiator.

**Bathroom**
Frosted window to front aspect, panelled bath, low level WC, wash hand basin, radiator, fully tiled walls.

**OUTSIDE**

**South facing Balcony**
Space for table and chairs.

**Garage**
In separate block with up and over door.

**Communal Grounds**
Larchmoor Park is approached through electronically operated gates with an entryphone system. A driveway sweeps into the development and is bounded by mature trees on all sides. Furthermore there are glimpses over the communal gardens which are meticulously well maintained and laid to large areas of lawn as well as selective shrub planting. Within Larchmoor Park there are large deciduous and evergreen Cedar trees and the residents enjoy the use of the communal tennis court as well as the grounds.

**DIRECTIONS**
From our office in Gerrards Cross proceed in a southerly direction along Packhorse Road, over the traffic lights and onto Windsor Road. Continue for approximately one and a half miles and just past the Fox and Pheasant public house the development may be found on the right hand side. Proceed through the gates and upon entering a junction look straight ahead whereby No 3 may be found facing you ever so slightly off to the left hand side.

**GENERAL INFORMATION**
The property is situated in the popular village of Stoke Poges which is approximately 4 miles from Gerrards Cross and Beaconsfield village centres which have extensive shopping facilities. The station at Gerrards Cross offers a fast and frequent service into London, Marylebone, taking approximately 20 minutes. Within the village of Stoke Poges there is a newly constructed shopping centre which provides day to day shopping facilities. Locally, there are numerous Golf Courses including the prestigious Stoke Park Country Club and further leisure facilities in the area include various gymnasiums and countryside walks. South Bucks remains within the Grammar School catchment. There are various highly regarded state and independent schools locally. Stoke Poges is situated within a short drive of the major motorway networks of the M40, M25 and M4.

**AGENTS NOTE**
Energy Efficiency Rating - C. Please contact us for a full copy of the Energy Performance Certificate (EPC).
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.