



As you enter the property, you are welcomed into a spacious hallway with ample integrated storage. To the left lies the heart of the home: a generous open-plan reception and dining area, offering an inviting space for both entertaining and everyday family living. This room further benefits from direct access onto the rear patio, making it ideal for indoor-outdoor living during the warmer months. Leading off from this space is the well-appointed kitchen, fitted with a range of floor and eye-level units, a six-ring gas hob, and space for an American-style fridge/freezer, combining practicality with excellent storage.

To the right of the hallway, the principal bedroom is a large double featuring a private dressing room with fitted storage and a generous en-suite bathroom complete with a bathtub, basin, and W/C. Bedrooms two and three are also well-proportioned doubles, each benefiting from integrated storage and sharing a spacious family bathroom fitted with a bathtub.

Externally, the property benefits from allocated parking and its own garage, and is conveniently located just a short walk from Gerrards Cross train station, making it ideal for commuters.

Property Information

-  GROUND FLOOR APARTMENT
-  1956 SQFT
-  WALKING DISTANCE TO GERRARDS CROSS STATION
-  NO CHAIN
-  COUNCIL TAX BAND - G

-  THREE BEDROOMS
-  GATED DEVELOPMENT
-  GARAGE
-  EPC - C

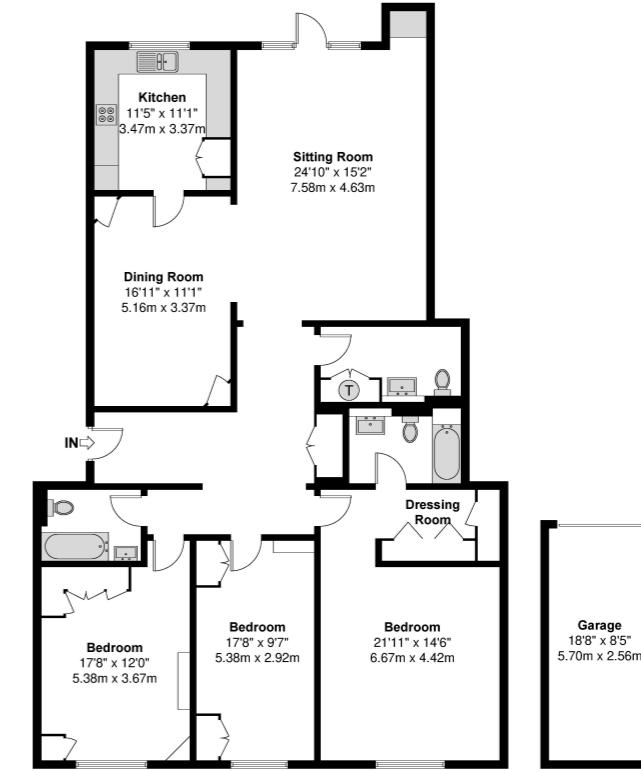


Floor Plan



Penn Haven

Approximate Floor Area = 167.09 Square meters / 1798.54 Square feet
 Garage = 14.59 Square meters / 157.04 Square feet
 Total Area = 181.68 Square meters / 1955.58 Square feet



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Govview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

Local Schools

We understand that the property has a service charge of C. £441 pcm with a ground rent of 120 per annum. They current length of lease is TBC.

Local Area

Gerrards Cross is a small town located in the South Bucks district of Buckinghamshire, England. It is situated approximately 20 miles west of central London and is known for its affluent residential areas and upmarket shops and restaurants. The town has a population of around 8,000 people and is well-connected to London by both road and rail, with regular train services to London Marylebone taking around 20 minutes. Gerrards Cross is also surrounded by beautiful countryside, including the Chiltern Hills, which offer opportunities for outdoor activities such as walking and cycling.

Leisure

Gerrards Cross offers a variety of leisure activities from scenic walks and cycling routes in the surrounding countryside to golf and tennis clubs, fitness centers, and a public swimming pool, there's something for everyone. The town center boasts a range of upmarket shops and restaurants, making it an excellent place for shopping and dining. For a luxurious movie-watching experience, head to the Everyman cinema. Whether you're looking for an outdoor adventure, a fitness session, or a relaxing day out, Gerrards Cross has plenty of options to choose from.

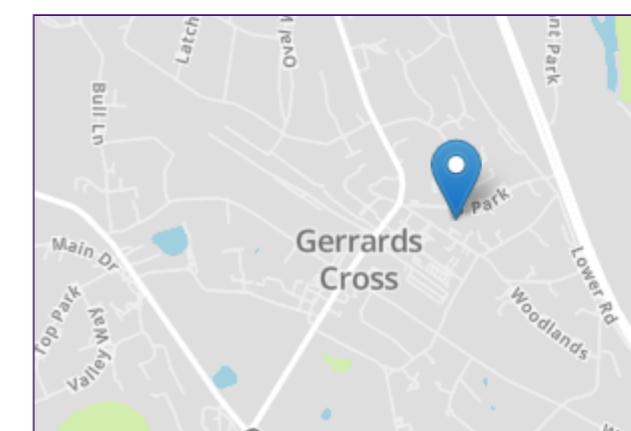
Dr Challoner's Grammar School

Dr Challoner's High School
 Chesham Grammar School
 The Royal Grammar School
 Beaconsfield High School
 John Hampden Grammar School
 The Gerrards Cross CofE School
 Davenies School
 The Beacon School
 Gayhurst School
 Thorpe House School
 St Mary's School, Gerrards Cross
 The Chalfonts Community College

Please note that these schools may have specific catchment areas or admission criteria. It is recommended to directly contact the schools for further information, including enrollment procedures and open spaces availability.

Council Tax

Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			