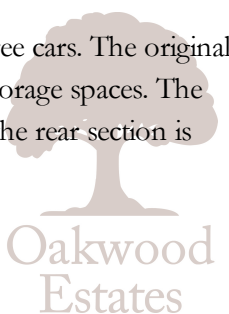








Upon entering the property, you are welcomed into a bright and spacious foyer. To your right is a versatile downstairs bedroom or family room, featuring front-facing windows and a Velux skylight, allowing for plenty of natural light. Moving through, you'll find a compact kitchenette/utility room, which conveniently adjoins a wet room equipped with a shower, toilet, and basin. Beyond this space lies the galley-style kitchen, retaining its charming original red quarry tile floor. The kitchen is well-appointed with a four-ring gas hob, integrated electric oven and an under-unit freezer. To the front of the property, there is an additional living room boasting a fully functional fireplace, creating a cosy and inviting atmosphere. Adjacent to this is the dining room, which seamlessly connects to the conservatory via tri-folding doors. The conservatory enjoys a sunny south-west aspect, making it an ideal space for relaxation.

Ascending to the first floor, you will find two well-proportioned bedrooms. The principal bedroom is front-facing and benefits from a generous en-suite bathroom, complete with a bath, overhead shower, toilet, and basin. The second bedroom with handbasin, is situated at the rear, is conveniently located opposite the family bathroom., which comprises a shower, toilet, and basin. Completing this floor is a rear-facing home office, offering a quiet and productive workspace. The top floor features two further bedrooms, perfectly suited for younger children or guest accommodation.

Externally, the property sits on a well-maintained 0.13-acre plot, with a driveway providing parking for three cars. The original garage has been thoughtfully converted into three separate rooms, comprising a utility room and two storage spaces. The garden is divided into two distinct sections: the main area is beautifully landscaped with a pond, while the rear section is currently used as a thriving vegetable garden with greenhouse and two sheds.



Property Information

-  4/5 BEDROOM SEMI DETACHED HOUSE
-  CUL-DE-SAC LOCATION
-  CIRCA 80 FT WELL MANICURED GARDEN
-  EPC- TBC (COMMISSIONED)
-  1918 SQ FT
-  3 BATHROOMS
-  3 CAR DRIVEWAY
-  DCGS CATCHMENT AREA
-  COUNCIL TAX BAND- F



x5

Bedrooms



x3

Reception Rooms



x3

Bathrooms



x3

Parking Spaces



Y

Garden



N

Garage

Location

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 centres, 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.

Local Schools

South Buckinghamshire is well renowned for its schooling with being one of the last counties to still offer Grammar School Education.

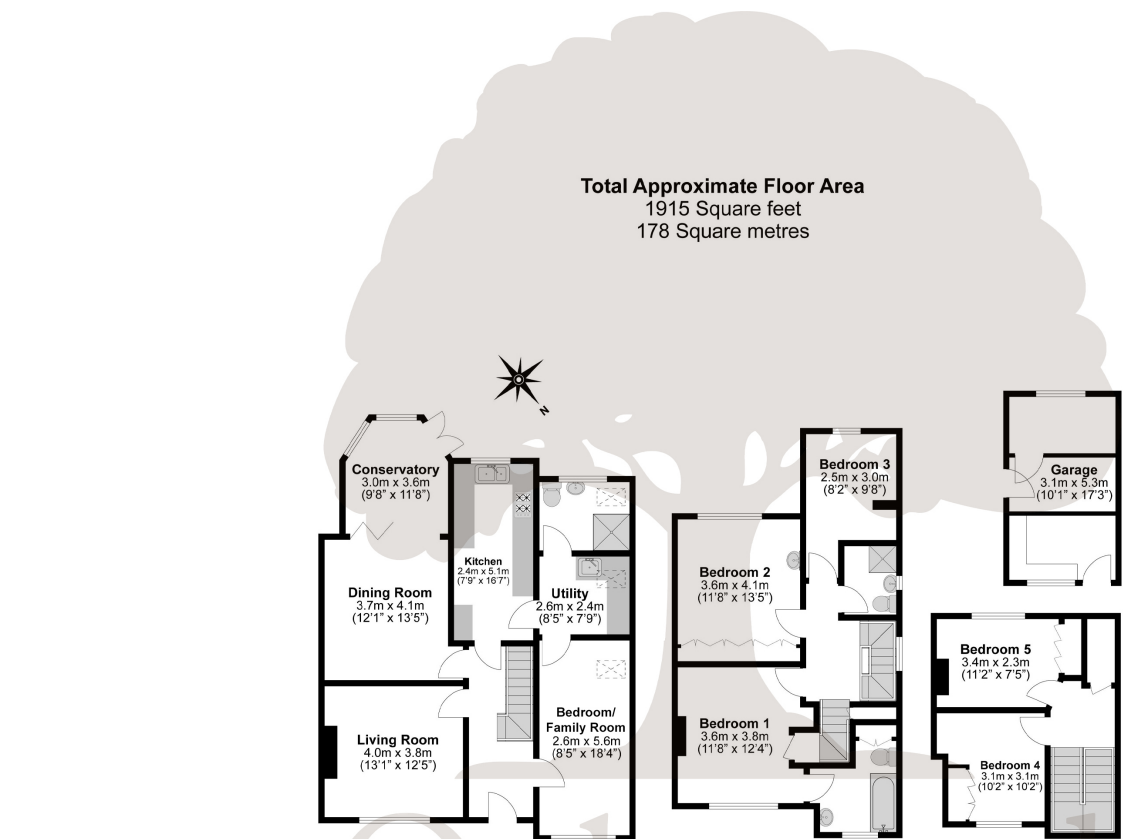
- Some of the local schools are:
- Gerrards Cross C.E Primary School
 - Dr Challoner’s Grammar School
 - Dr Challoners Girls Grammar School
 - John Hampden Grammar School
 - The Royal Grammar School
 - Chalfont St. Peter Church of England Academy
 - Maltmans Green Preparatory School and Nursery
 - The Chalfont Community College
 - Gayhurst School
 - Beaconsfield High School
 - Thorpe House

We recommend that you check with the local authority or school to confirm that the property is within the catchment area of your chosen educational institution

Council Tax

Band F

Floor Plan



Illustrations are 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 Goview.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.

