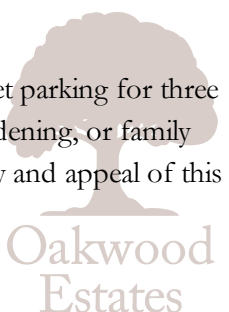






Upon entering the property, you're welcomed into a bright and airy hallway. To the right sits a well-sized kitchen which, while requiring some updating, offers an excellent footprint and adjoins a separate utility room. Continuing through to the rear of the property, you'll find the dining room, which enjoys a pleasant garden outlook and flows directly into the main sitting room. This generous living area benefits from sliding doors that lead into a full-width conservatory, flooding the space with natural light and creating a seamless connection to the garden—ideal for relaxing or entertaining all year round. The ground floor also features a downstairs WC, a dedicated home office or study, and access to the garage, which has been cleverly adapted to include a home gym while retaining useful storage or parking space.

The first floor offers four well-proportioned bedrooms, one of which is currently configured as a home office, making it ideal for hybrid or remote working. A spacious family bathroom serves this level, complete with a bath, separate shower, WC and basin. Moving up to the second floor, you'll find two further generously sized bedrooms. Bedroom 2 enjoys dual-aspect windows and excellent floor space, while Bedroom 5 offers flexibility as a guest room, or additional study. A second bathroom is also located on this level, comprising a bath with overhead shower, WC, and basin. With thoughtful reconfiguration, this top floor offers superb potential to be transformed into a luxurious principal suite with dressing area and en-suite facilities.

Externally, the property sits on a well-maintained 0.14 acre plot, with a gated driveway providing off-street parking for three cars. The rear garden is attractively landscaped and offers excellent space for outdoor entertaining, gardening, or family enjoyment. The double garage, with one side converted into a gym or office, adds to the overall flexibility and appeal of this fantastic home.



Property Information

-  6 BEDROOM DETACHED HOME
-  15 MINS WALK TO GERRARDS CROSS STATION
-  POTENTIAL TO RENOVATE AND EXTEND (STPP)
-  COUNCIL TAX BAND- G
-  2398 SQ FT
-  CUL-DE-SAC LOCATION
-  ELECTRIC GATED ENTRANCE
-  WELL MAINTAINED GARDEN
-  EPC- TBC (COMMISSIONED)
-  NO ONWARD CHAIN

					
x6	x2	x2	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

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 centres, and a public swimming pool, there's something for everyone. The town centre 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.

Transport Links

Gerrards Cross has excellent transport links that make it easy to get around the town and to other destinations. The town is conveniently located near major road networks, including the M25 and M40 motorways, providing easy access to London and other parts of the country. Gerrards Cross also has a train station that offers regular services to London Marylebone, with journey times taking

approximately 20 minutes. Local bus services connect the town with nearby areas, and taxis are readily available. The town also has designated cycling routes and facilities, making it easy to get around by bicycle. Overall, Gerrards Cross provides a range of transport options, making it a convenient and accessible place to live or visit.

Local Schools

Some of the local schools include:

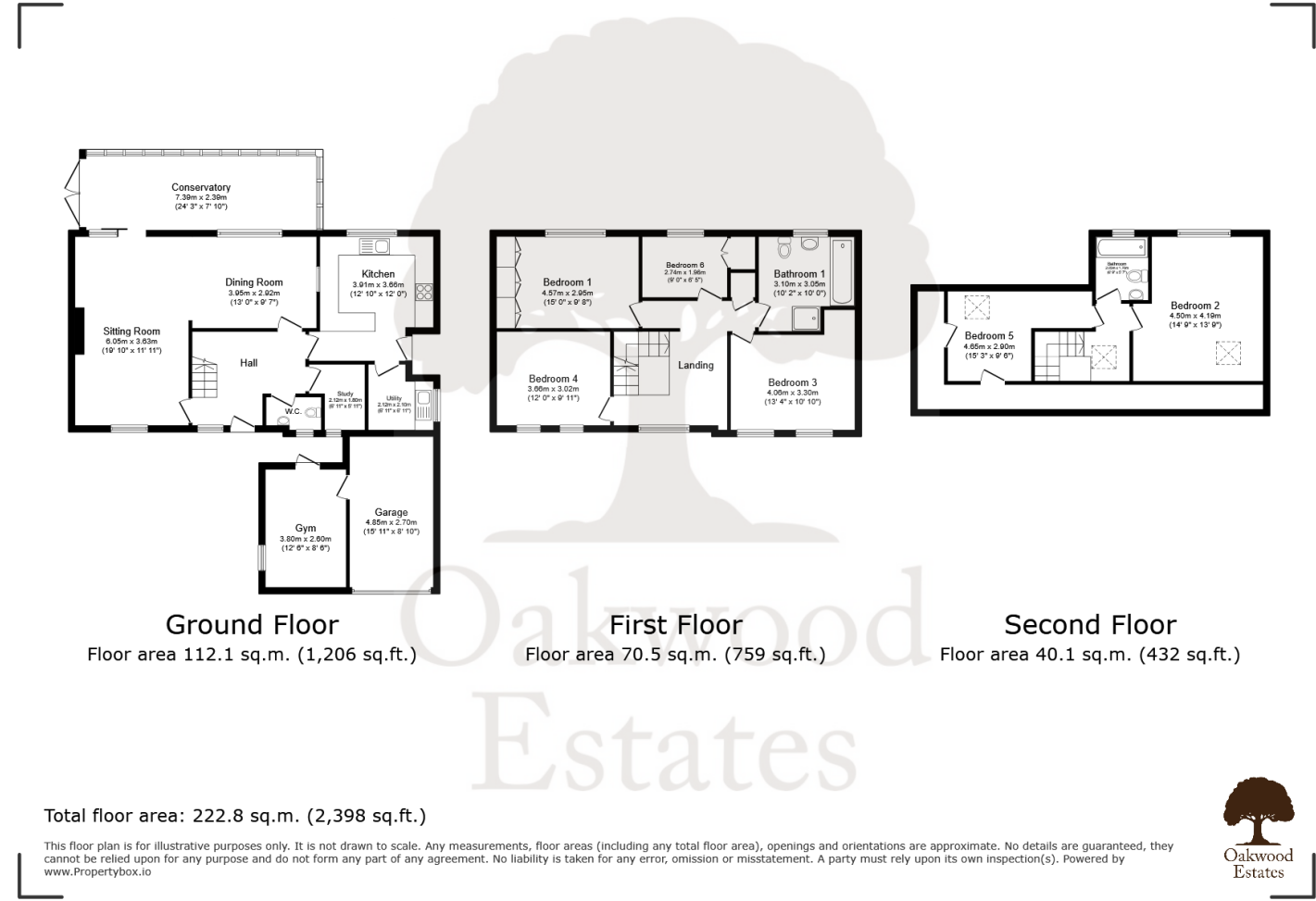
- The Gerrards Cross CoffE School
- Dr Challoner’s Grammar School
- Beaconsfield High School
- Robertswood School
- Gayhurst School
- Maltmans Green
- St Mary's
- Chalfont Community College
- Thorpe House
- Amersham School

We recommend that you check with the local authority or school itself to confirm that you are eligible to send your child to the educational institution of choice.

Council Tax

Band G

Floor Plan



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.

