HILTON KING & LOCKE

SPECIALISTS IN PROPERTY

40a Oak End Way, Gerrards Cross, Buckinghamshire. SL9 8BR.

£485,000 Freehold

A well-presented and spacious split-level flat offered for sale with the freehold, ideally located within easy walking distance of Gerrards Cross town centre and mainline station. This attractive property provides well-balanced accommodation arranged over two floors and benefits from private access, generous room sizes, and the option for furniture to be included, making it ideal for first-time buyers or investors.

The first floor features a bright and spacious living / dining room (6.35m x 4.57m / 20'10 x 15'0), providing ample space for both seating and dining areas. A separate kitchen (3.51m x 1.21m / 11'6 x 4'0) offers practical workspace and storage. Also on this level is a second bedroom (4.23m x 2.43m / 13'11 x 8'0) and a convenient cloakroom with WC and shower.

The second floor comprises a generous principal bedroom (4.98m x 4.61m / 16'4 x 15'1) with ample space for wardrobes and additional furniture, alongside a family bathroom fitted with a bath, basin and WC.

Benefits include:

- Private entrance

- Split-level layout providing good separation of space

- Good decorative condition throughout

- Furniture available by negotiation

- Freehold ownership

The property occupies a fantastic location in Gerrards Cross, close to a wide range of shops, cafés, restaurants and amenities, while the nearby mainline station provides fast services into London, making it ideal for commuters.

This is a rare opportunity to acquire a freehold property in such a sought-after location, and early viewing is highly recommended.

Important Notice
Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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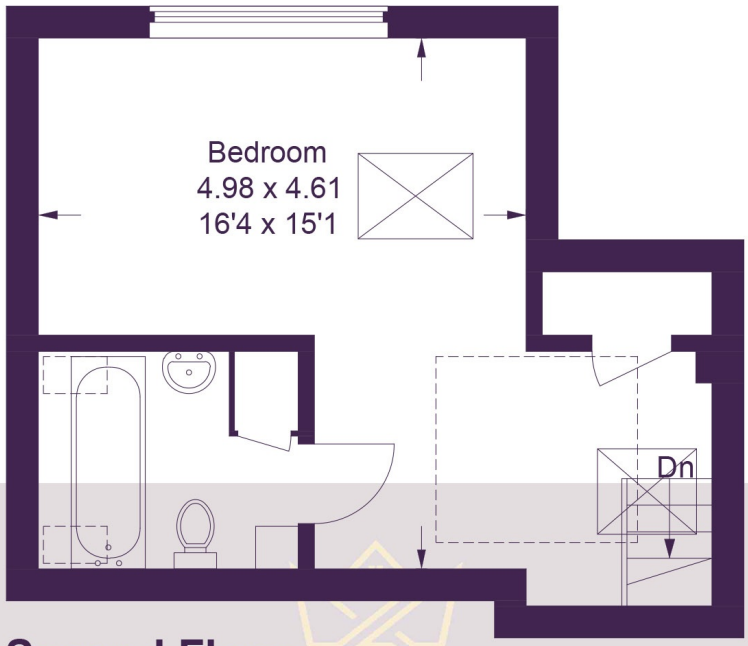
40A Oak End Way

Approximate Gross Internal Area
First Floor = 42.8 sq m / 461 sq ft
Second Floor = 28.5 sq m / 307 sq ft
Total = 71.3 sq m / 768 sq ft

N

= Reduced headroom below 1.5m / 5'0



Second Floor

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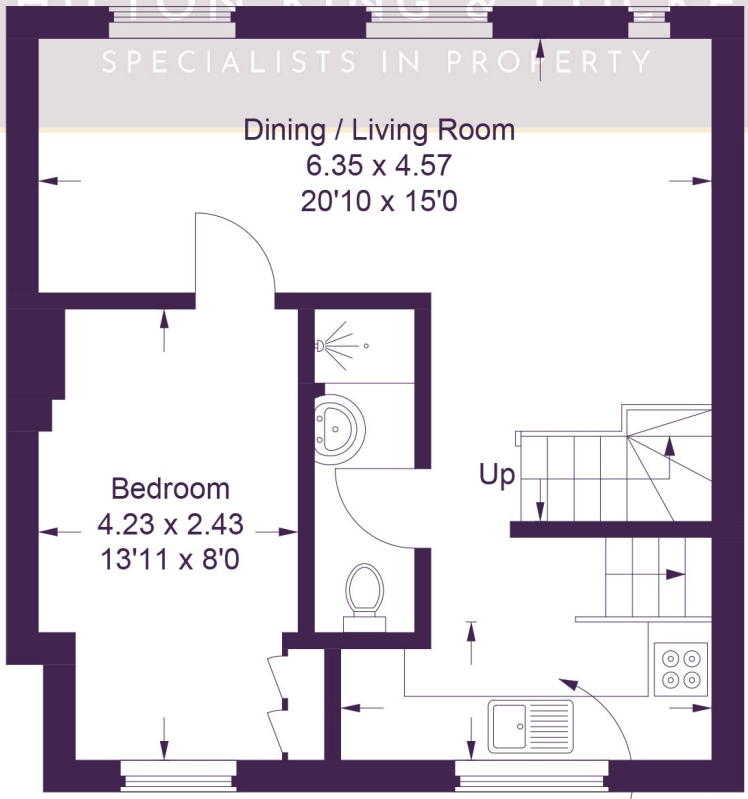

First Floor

Kitchen
3.51 x 1.21
11'6 x 4'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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