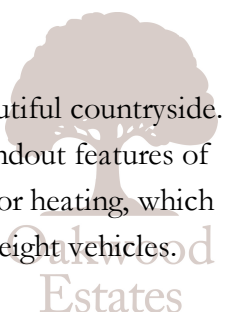


Upon entering the property, you are welcomed by a spacious living room with both front and rear aspect windows and built-in storage, offering a bright and inviting space. The heart of the home is the expansive open-plan kitchen and reception area, where rear aspect sliding doors flood the space with natural light and frame uninterrupted countryside views. The kitchen is well appointed with sleek work surfaces, an American-style fridge/freezer, integrated oven and grill, double sink, and a four-ring induction hob, making it ideal for preparing family meals and entertaining. Also on this floor is a versatile space, currently used as a study, but has potential to be used a fifth bedroom with picturesque views, Completing this level is a separate utility room featuring a sink and space for a washer and dryer.

Ascending the feature freestanding staircase, you'll find the principal bedroom. This is a generous double enjoying countryside views and a private en-suite bathroom with bathtub. Bedrooms two and three are also spacious doubles, both with integrated storage benefit from rear and front aspect views respectively. Bedroom four, a single room with countryside views, makes an excellent child's bedroom, nursery or playroom. A modern family bathroom, also with a bathtub, completes this floor.

Outside, the property boasts a large wraparound garden which offers uninterrupted views of beautiful countryside. It also features a large decking area, perfect for outdoor entertaining or relaxing. One of the standout features of this property is the freestanding studio that sits within the garden, a versatile space with underfloor heating, which could serve as a generous home office or gym. The driveway provides ample parking for up to eight vehicles.



Property Information

- 

SEMI DETACHED 4/5 BEDROOM HOUSE
- 

COUNTRYSIDE VIEWS
- 

CATCHEMENT FOR DCGS
- 

23FT LIVING ROOM
- 

COUNCIL TAX BAND - F
- 

2238 SQFT
- 

WALKING DISTANCE TO GERRARDS CROSS STATION
- 

19FT STUDIO/GYM
- 

NO CHAIN
- 

EPC - D



x4

Bedrooms



x3

Reception Rooms



x3

Bathrooms



x8

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.

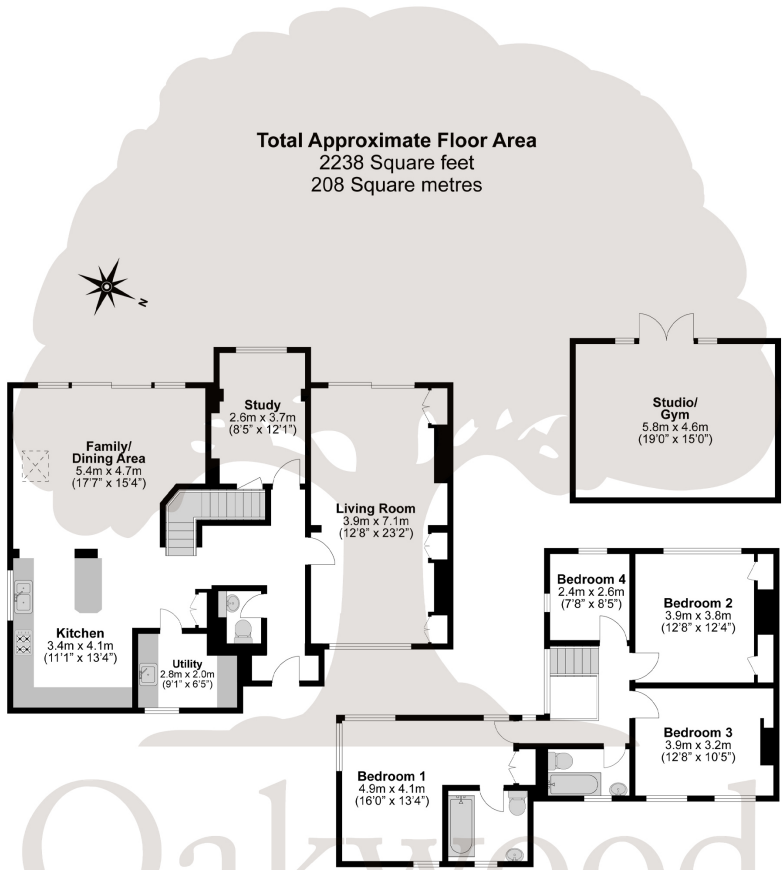
Transport Links
Gerrards Cross has excellent transport links that make it easy to get around the town and to other destinations. The town is conveniently located near major road networks, including the M25 and M40 motorways, providing easy access to London and other parts of the country. Gerrards Cross 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 readilv

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.

Lesuire
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.

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.

