






This stunning property is a 7-bedroom, detached house situated on the highly desirable Fulmer Drive. Boasting approximately 6,000 square feet of living space, this spacious family home offers ample room for everyone to enjoy.

Upon entering the property, you are welcomed by a grand entrance hall, which leads to the main reception rooms. The ground floor offers a spacious lounge with a feature fireplace, a formal dining room, and a study/home office. The large kitchen/dining room is perfect for family gatherings and entertaining guests, with ample space for a dining table and chairs. The main entertaining space of the billiards room and bar is large enough for a full-sized snooker table. There is also a separate utility room and a guest cloakroom.

On the first floor, you will find the luxurious principal bedroom suite, complete with a dressing area and ensuite bathroom. There are four further double bedrooms on this floor. The second floor comprises two additional double bedrooms, along with a family bathroom.

Externally, the property benefits from a large driveway providing ample off-street parking, as well as a double garage. The beautifully landscaped rear garden is mainly laid to lawn, with a large patio area, perfect for al-fresco dining and entertaining. The gym, situated at the very back of the garden, could also be used as an annex.

Located on the ever popular Fulmer Drive, this property is conveniently located for access to a range of local

-  7 BEDROOMS
-  DETACHED
-  EPC - C
-  APPROXIMATELY 0.35 ACRES
-  NEARLY 6000 SQ FT

-  4 BATHROOMS
-  3 RECEPTION ROOMS
-  COUNCIL BAND - G
-  HOME GYM
-  NO CHAIN

					
x7	x3	x4	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Total Approximate Floor Area
5857 Square feet
544 Square metres



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.

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

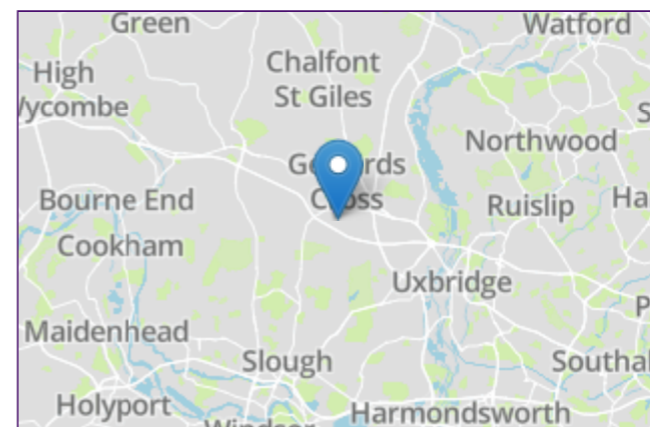
Gerrards Cross offers a variety of leisure activities from scenic walks and cycling routes in the surrounding countryside to golf and tennis clubs, fitness centers, and a public swimming pool, there's something for everyone. The town center boasts a range of upmarket shops and restaurants, making it 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.

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.

Schools

- Gerrards Cross is home to several excellent schools, offering a range of educational options for children of all ages.
- Thorpe House School
 - Gayhurst School
 - John Hampden Grammar School
 - Maltmans Green
 - Dr Challoner's Grammar School
 - Royal Grammar School
 - Seer Green C of E Combined School
 - Beaconsfield High School
 - The Chalfonts Community College



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	80
(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	