



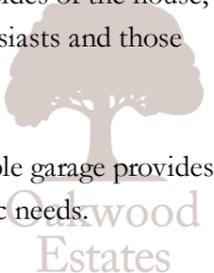
Upon entering, you are greeted by a double height entry hall that leads you through the heart of the home. The kitchen, located at the front of the property, enjoys a bright and welcoming aspect, allowing natural light to flood the space. Adjoining the kitchen is a convenient utility room, providing practicality and additional storage space.

Next, a cozy snug awaits, complete with patio doors that open to the beautifully landscaped garden, inviting you to unwind and enjoy the tranquility of the surroundings. Additionally, the dining room and living room provide perfect areas for entertaining guests, with the living room boasting an electric fireplace and exposed brick, adding a touch of character to the ambiance.

Ascending the stairs are three generously sized bedrooms, each thoughtfully designed with built-in storage to keep your living space organized and clutter-free. The principal bedroom benefits from an ensuite, offering both privacy and convenience.

This property sets itself apart with its impressive outdoor spaces. The garden wraps around two sides of the house, creating a lush and green environment. The well-maintained garden is perfect for garden enthusiasts and those seeking a peaceful sanctuary.

Externally, the property is secured by electric gates for added peace of mind. Furthermore, a double garage provides ample room for additional parking, storage, or potential conversion to suit your specific needs.



Property Information

-  3 BEDROOM DETACHED HOUSE
-  2 BATHROOMS
-  POTENTIAL TO EXTEND (STPP)
-  EPC- TBC
-  PARKING FOR 4 CARS
-  DOUBLE GARAGE
-  3 RECEPTION ROOMS
-  COUNCIL TAX BAND- G
-  CIRCA 2200 SQ FT
-  NO ONWARD CHAIN

					
x3	x2	x2	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Location

Gerrards Cross is a highly desirable town located in the county of Buckinghamshire, England. It is situated approximately 20 miles west of London, making it an attractive choice for commuters who seek a balance between the tranquility of suburban living and easy access to the capital. Surrounded by picturesque countryside, Gerrards Cross offers a charming and idyllic setting. The town itself has a distinctive village feel, with tree-lined streets, boutique shops, cafes, and restaurants, creating a welcoming and vibrant atmosphere. It maintains a sense of community and has a reputation for its affluent character.

Transport Links

By road, the town is conveniently situated near the M40 motorway, which provides direct access to London, Oxford, and the Midlands. The M25 motorway, a major orbital route around Greater London, is also easily accessible from Gerrards Cross, facilitating convenient travel to other parts of the country.

For those preferring public transportation, Gerrards Cross has its own railway station, offering regular train services to London Marylebone. The journey to London takes approximately 25 minutes, making it an ideal choice for commuters working in the capital. The station is part of the Chiltern Main Line, providing direct connections to other major cities such as Birmingham and Oxford.

Schools

Buckinghamshire is well renowned for its schools, some of the local schools are:

- Gayhurst School
- Thorpe House School
- Maltman's Green School
- St. Mary's School
- Gerrards Cross CofE School
- The Chalfonts Community College
- Dr Challoner's High School (for girls)
- Dr Challoner's Grammar School (for boys)
- Beaconsfield High School (for girls)
- John Hampden Grammar School (for boys)
- Royal Grammar School (for boys)
- Wycombe High School (for girls)

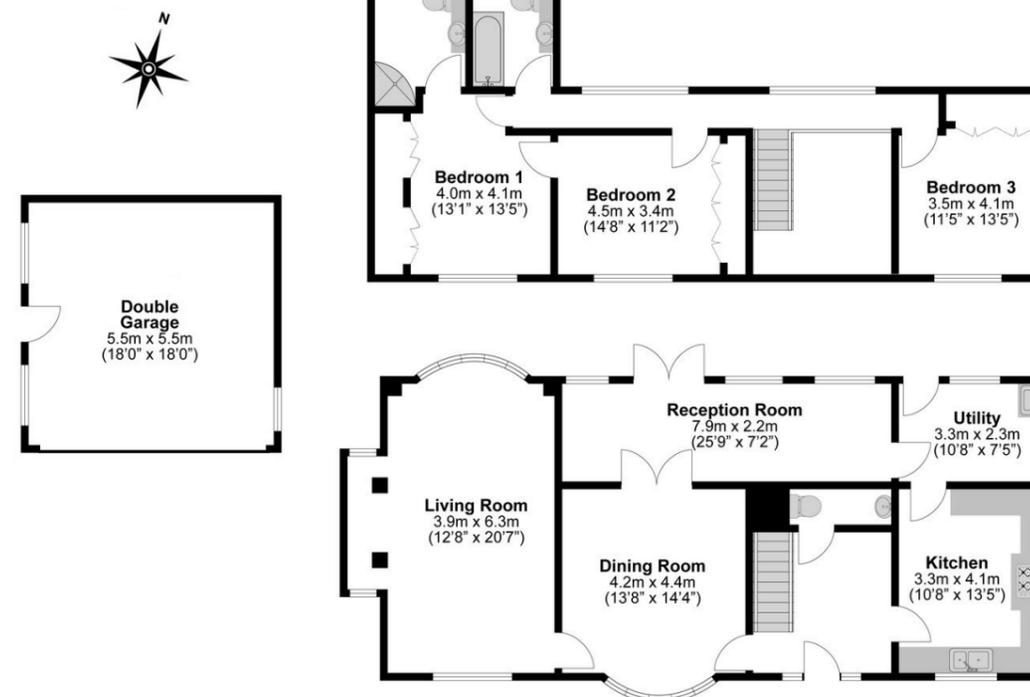
It's important to note that catchment areas can vary and are subject to change, so it's recommended to contact the individual schools directly or check with the local education authority to confirm the current catchment areas for specific addresses.

Council Tax

Band G

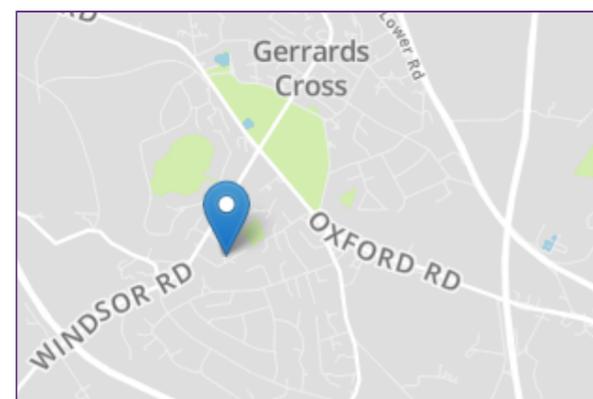
Floor Plan

Total Approximate Floor Area
2206 Square feet
205 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	