

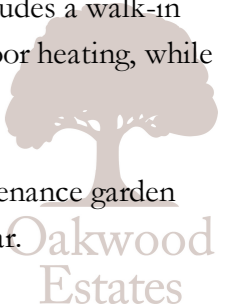


Upon entering the property, you are welcomed by a bright and spacious entry hallway. To your right, the large front-aspect dining room is perfect for entertaining. The expansive family living room features bi-fold doors leading to the rear garden and a working log burner fireplace. The main highlight of this property is the large open-plan kitchen, which includes both floor and eye-level units, with electric hobs on the central island. Additionally, the kitchen area offers space for a living area with views of the back garden. Just off the kitchen, there is a utility area for added convenience. Completing the ground floor are a home office and a WC.

Ascending the oak wood staircase, you will find two double bedrooms, with front and rear aspects respectively, both offering ample storage space. These bedrooms are serviced by a large family bathroom, complete with a bath, shower, toilet, and basin. Bedroom two includes additional storage and an ensuite shower room. The principal bedroom boasts its own ensuite, featuring a bath, shower, toilet, and basin, as well as a walk-in wardrobe/dressing room for extra storage.









Continuing upstairs to the second floor, there are two additional bedrooms, one of which includes a walk-in wardrobe, both serviced by a family bathroom. The ground and first floors benefit from underfloor heating, while the second floor is heated with radiators.

Externally, the property offers parking for up to five cars, an integral garage, and a low-maintenance garden equipped with an irrigation watering system and with water features front and rear.

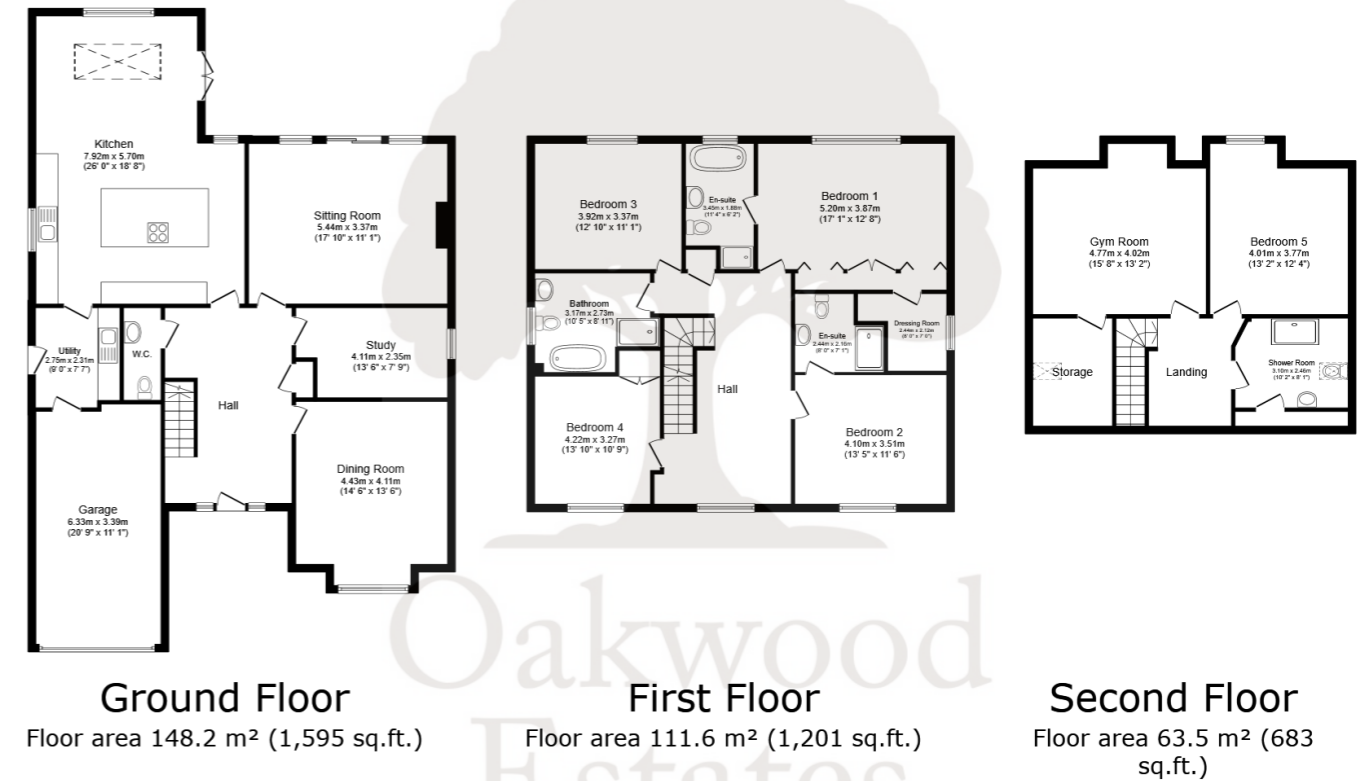


# Property Information

# Floor Plan

-  6 BEDROOM DETACHED HOME
-  PRINCIPAL BEDROOM WITH EN SUITE AND DRESSING ROOM
-  LOW MAINTENANCE PRIVATE GARDEN
-  EPC- B
-  3479 SQ FT
-  LARGE OPEN PLAN KITCHEN AND LIVING ROOM
-  ELECTRIC GATES AND CCTV
-  INTEGRAL GARAGE AND DRIVEWAY PARKING
-  COUNCIL TAX BAND- H
-  NO ONWARD CHAIN

					
x6	x3	x4	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**Ground Floor**  
Floor area 148.2 m<sup>2</sup> (1,595 sq.ft.)

**First Floor**  
Floor area 111.6 m<sup>2</sup> (1,201 sq.ft.)

**Second Floor**  
Floor area 63.5 m<sup>2</sup> (683 sq.ft.)

**TOTAL: 323.2 m<sup>2</sup> (3,479 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

## Schools

South Buckinghamshire is well renowned for its schooling with being one of the last counties to still offer Grammar School Education.

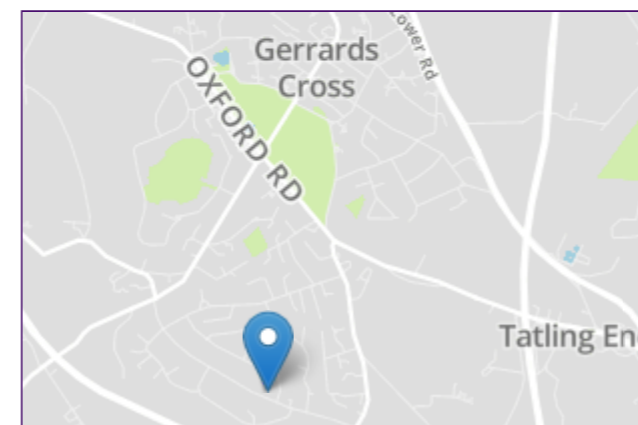
Some of the local schools are:

- Dr Challoner's Grammar School
- John Hampden Grammar School
- The Royal Grammar School
- Chalfont St. Peter Church of England Academy
- Maltmans Green Preparatory School and Nursery
- St Mary's
- Robertswood Church of England Primary School
- The Chalfont Community College
- Gayhurst School
- Beaconsfield High School
- Thorpe House

We recommend that you check with the local authority or school to confirm that the property is within the catchment area of your chosen educational institution

## Council Tax

Band H



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	82	86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	