



Upon entering the property, you enter a welcoming hallway with a staircase to the left. To the right, the front reception room features a charming bay window that floods the space with natural light, creating a warm and inviting atmosphere. The rear aspect kitchen boasts ample storage in a sleek dark grey finish, along with granite worksurfaces combining functionality with modern style. The ground floor is completed by a practical utility room, which offers convenient access to the rear garden.

Upstairs, the property comprises three generously sized bedrooms, each equipped with built-in storage solutions to maximize space. These bedrooms are serviced by a well-appointed family bathroom, including a contemporary bath with a shower, toilet, and basin.

Externally, the property benefits from a split garden: one half is paved for easy outdoor dining and entertaining, while the other is laid to a well-maintained lawn, providing a versatile outdoor space along with side access. Additionally, the property includes two off-street parking spaces situated at the rear, ensuring convenient and secure parking.



Property Information

-  3 BEDROOM END OF TERRACE HOUSE
-  NEWLY RENOVATED AND DECORATED
-  GARDEN
-  COUNCIL TAX- BAND D
-  947 SQ FT
-  FREEHOLD
-  IDEALLY LOCATED FOR THE M40/M25 MOTORWAY NETWORK
-  GREAT FIRST TIME BUY
-  EPC- D

					
x3	x1	x1	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Gerrards Cross

Gerrards Cross is a picturesque town in Buckinghamshire, England. Known for its affluent and family-friendly atmosphere, Gerrards Cross offers a delightful blend of countryside charm and convenient access to amenities.

The town boasts a quaint and vibrant high street lined with an array of independent shops, boutiques, cafes, and restaurants. Here, residents can enjoy leisurely strolls, browse through unique offerings, or savor delicious meals and beverages in charming settings.

Gerrards Cross is surrounded by beautiful green spaces, including the nearby Chiltern Hills Area of Outstanding Natural Beauty. This provides ample opportunities for outdoor activities such as walking, cycling, and exploring the scenic countryside.

Local Schools

South Buckinghamshire is well renowned for its schools. Some of the local schools are:

- Gayhurst School
- Thorpe House School
- St Mary's
- Gerrards Cross Church of England School
- Maltman's Green School
- Beaconsfield High School
- Dr Challoner's High School
- The Chalfonts Community College
- Royal Grammar School, High Wycombe
- John Hampden Grammar School
- Wycombe High School
- Chesham Grammar School

- Langley Grammar School
- Burnham Grammar School
- Upton Court Grammar School

It is recommended to research these schools further to determine their specific offerings and admission criteria.

Transport Links

Gerrards Cross has its own train station, conveniently situated in the town center. The station provides regular train services to London Marylebone Station, with journey times typically ranging from 20 to 30 minutes. This makes it an ideal location for commuters who work in the capital.

Gerrards Cross is well located for the M40/M25 network just a short drive away

Additionally, there are local bus services that operate in and around Gerrards Cross, connecting the town to neighboring areas and providing convenient options for travel within the local vicinity.

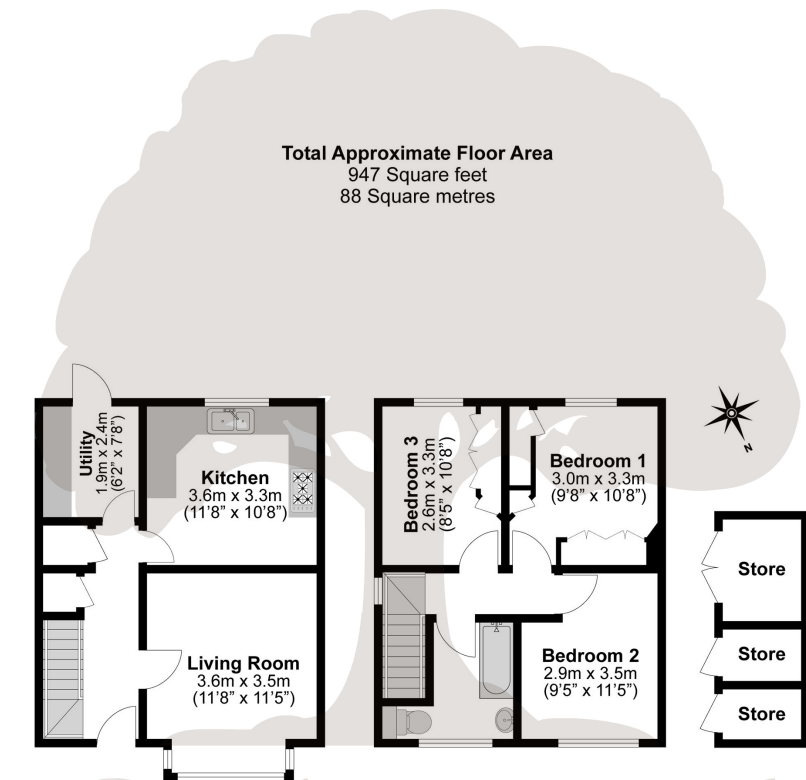
Approximate Rental Income

We predict a rental amount on this property to be in the region of £1,750 per calendar month. (4.23% Gross Yield)

Council Tax

Band D

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.

