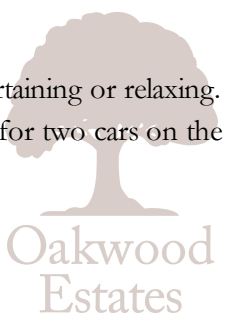


Upon entering this exquisite townhouse, you are greeted by a stunning hallway leading to a versatile study with front-facing views, perfect for working from home or as a peaceful retreat. As you move forward, the heart of the home reveals itself – a spacious, open-plan kitchen and dining area that exudes modern elegance. The kitchen boasts luxurious marble work surfaces, a six-ring gas hob range cooker, and meticulously designed floor and eye-level cupboards. The breakfast bar offers a casual spot for dining, while the dedicated dining area is perfect for more formal meals. Direct access to the private patio area enhances the flow of the space. Underfloor heating adds an extra layer of comfort to this level.





Upstairs, the living room continues the theme of high ceilings and provides stunning front-facing views. A Juliet balcony adds to the room's airy ambiance. Across the hallway is the principal bedroom, a serene retreat featuring a large walk-in wardrobe and an en-suite bathroom equipped with dual sinks, a toilet, a bathtub, and a rainfall shower. This luxurious en-suite also benefits from underfloor heating and built-in ceiling speakers, perfect for relaxation and entertainment.






The top floor houses two additional bedrooms. Bedroom 2 is well-appointed with a walk-in wardrobe and an en-suite bathroom, offering privacy and convenience. Bedroom 3, currently used as a guest room, comes with built-in sliding wardrobes and its own en-suite bathroom, ensuring comfort for guests.

Externally, the property offers a private rear garden with a decking and patio area, ideal for outdoor entertaining or relaxing. An integral garage, accessible from the ground floor, provides space for one car, with additional parking for two cars on the driveway.



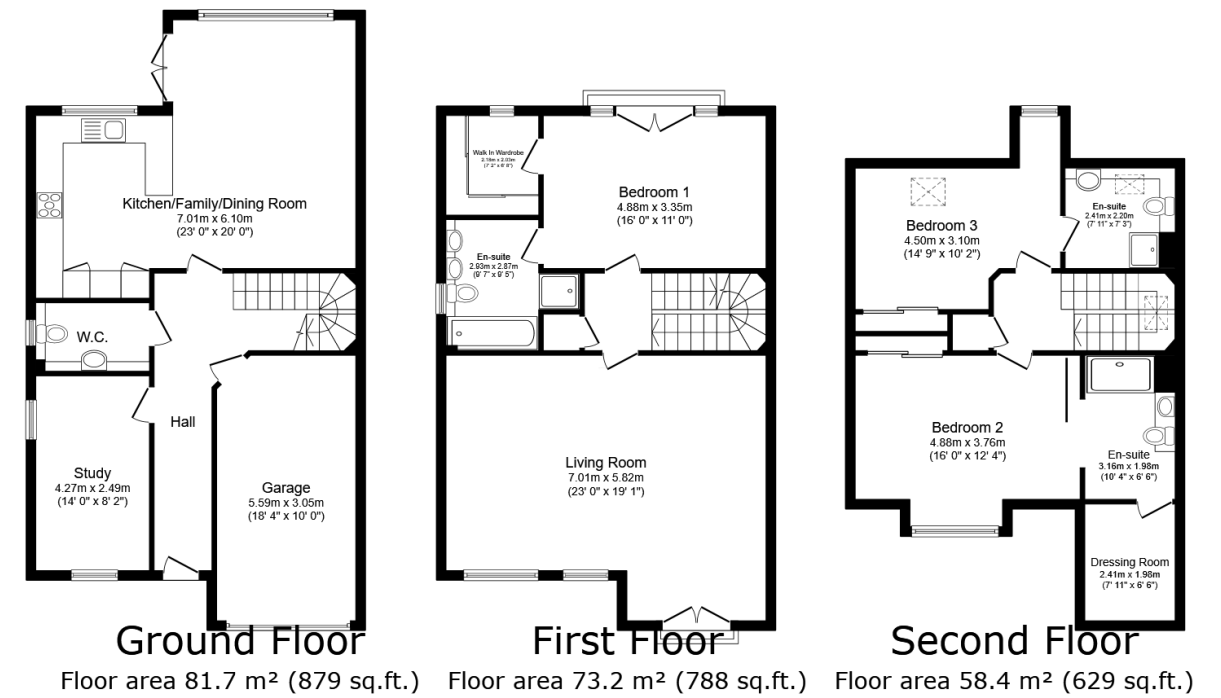
Property Information

-  3 BEDROOM SEMI DETACHED TOWNHOUSE
-  GATED PRIVATE ESTATE
-  OPEN PLAN KITCHEN DINER
-  DCGS CATCHMENT AREA
-  COUNCIL TAX BAND - G

-  ALL ENSUITE BEDROOMS
-  INTEGRAL GARAGE AND DRIVEWAY PARKING
-  HIGH CEILINGS AND MODERN DECOR THROUGHOUT
-  EPC- C
-  2296 SQ FT

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

Floor Plan



TOTAL: 213.3 m² (2,296 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.



Local Area

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.

Local Schools

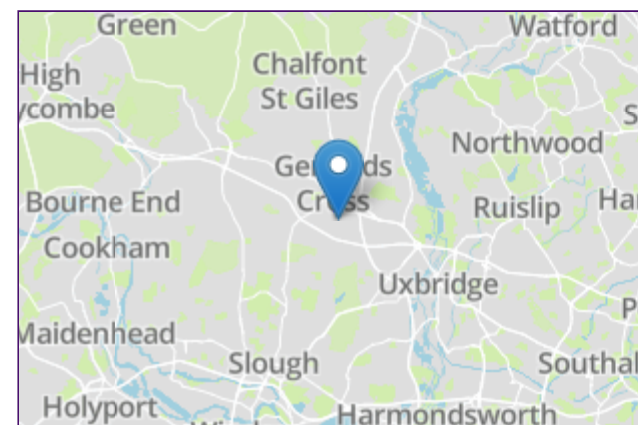
Gerrards Cross is home to several excellent schools, offering a range of educational options for children of all ages.

- St Mary's CoFE Primary School
- Maltman's Green School
- Thorpe House School
- Dr Challoner's Grammar School
- Royal Grammar School
- John Hampden Grammar School
- Gayhurst School
- Gerrards Cross Church of England School
- Caldicott School
- Chalfont St Peter Church of England Academy
- Robertswood School
- St Joseph's Catholic Primary School
- Chalfonts Community College

We recommend contacting the local authority or individual school to ensure your child is eligible to attend the educational institution of choice.

Council Tax

Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		79	84