

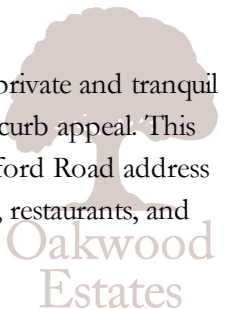


This immaculately presented two-bedroom cottage, located on Oxford Road in Gerrards Cross, offers a delightful living experience with its high-quality finishes. As you step inside, you'll find a thoughtfully designed layout that includes an open-plan sitting room featuring a cozy living flame gas fire, creating a warm and inviting atmosphere. Adjacent to the sitting room is the dining room, complete with its own open fireplace. Both of these spaces are graced with elegant wooden flooring, adding a touch of timeless charm.

The kitchen, situated at the rear of the property boasts an extensive range of base and eye-level units. It comes fully equipped with modern conveniences, including an integrated oven, gas hob, and an efficient extractor fan. This well-appointed kitchen is not only functional but also stylish and practical. Completing the ground floor is a well-appointed bathroom, providing convenience and comfort for daily living.









As you ascend the stairs to the first floor, you'll discover two generously sized double bedrooms, each offering ample space for relaxation and rest. For added versatility, the second floor houses an attic/playroom, offering additional living space that can be tailored to your needs. Whether it's a home office, a playroom for children, or a cozy hideaway for relaxation, this space offers endless possibilities.

Outside, the property features a charming courtyard garden, complete with an outdoor tap, providing a private and tranquil space for outdoor enjoyment. The front of the property has been skillfully block-paved, enhancing its curb appeal. This enchanting cottage is not only a beautiful living space but also enjoys an advantageous location. The Oxford Road address places you in close proximity to Gerrards Cross town center, ensuring easy access to a wealth of shops, restaurants, and amenities.





## Property Information

-  TWO BEDROOM COTTAGE
-  CHARACTER PROPERTY
-  COURTYARD GARDEN
-  BONUS ATTIC SPACE
-  COUNCIL TAX BAND - E
-  FREEHOLD
-  SITTING/ DINING ROOM
-  WALKING DISTANCE TO GERRARDS CROSS STATION
-  EPC - C
-  655 SQ FT

|  |   |   |   |   |   |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x2   | x2  | x1  | 0   | Y   | N   |
| Bedrooms   | Reception Rooms   | Bathrooms   | Parking Spaces  | Garden  | Garage  |

### Leisure

The town's beautiful surroundings include parks and open spaces that are perfect for activities such as walking, jogging, or picnicking. The Gerrards Cross Common, situated in the heart of the town, is a particularly popular spot for locals and visitors alike.

For those looking to indulge in some culinary delights, Gerrards Cross has a diverse range of restaurants to choose from. There are options to suit all tastes and preferences, including fine dining, gastro pubs, and ethnic cuisine. The town's dining scene offers a unique blend of traditional and modern flavors, making it a destination of choice for foodies.

Sports enthusiasts will also find plenty of opportunities for leisure activities in Gerrards Cross. There are several sports clubs and facilities in the town, including tennis, cricket, rugby, and football clubs. There are also several gyms and fitness centers for those looking to maintain an active lifestyle.

### Transport Links

Gerrards Cross has a well-developed transportation system that makes it easy to travel to and from the town. The town is located close to major roads such as the M25, M40, and A40,

providing easy access to other parts of the country. This makes it an ideal location for commuters who need to travel to and from London, which is only 25 miles away.

The town is also served by a railway station, which is located on the Chiltern Main Line. The line runs from London Marylebone to Birmingham, with trains running regularly between Gerrards Cross and London. The journey time between Gerrards Cross and London is around 20-30 minutes, making it an ideal location for those who need to commute to the capital for work or leisure.

In addition to the railway station, there are several bus routes that serve Gerrards Cross. These routes connect the town to nearby towns and villages, as well as larger towns such as High Wycombe and Uxbridge. This makes it easy to travel around the local area and beyond, without the need for a car.

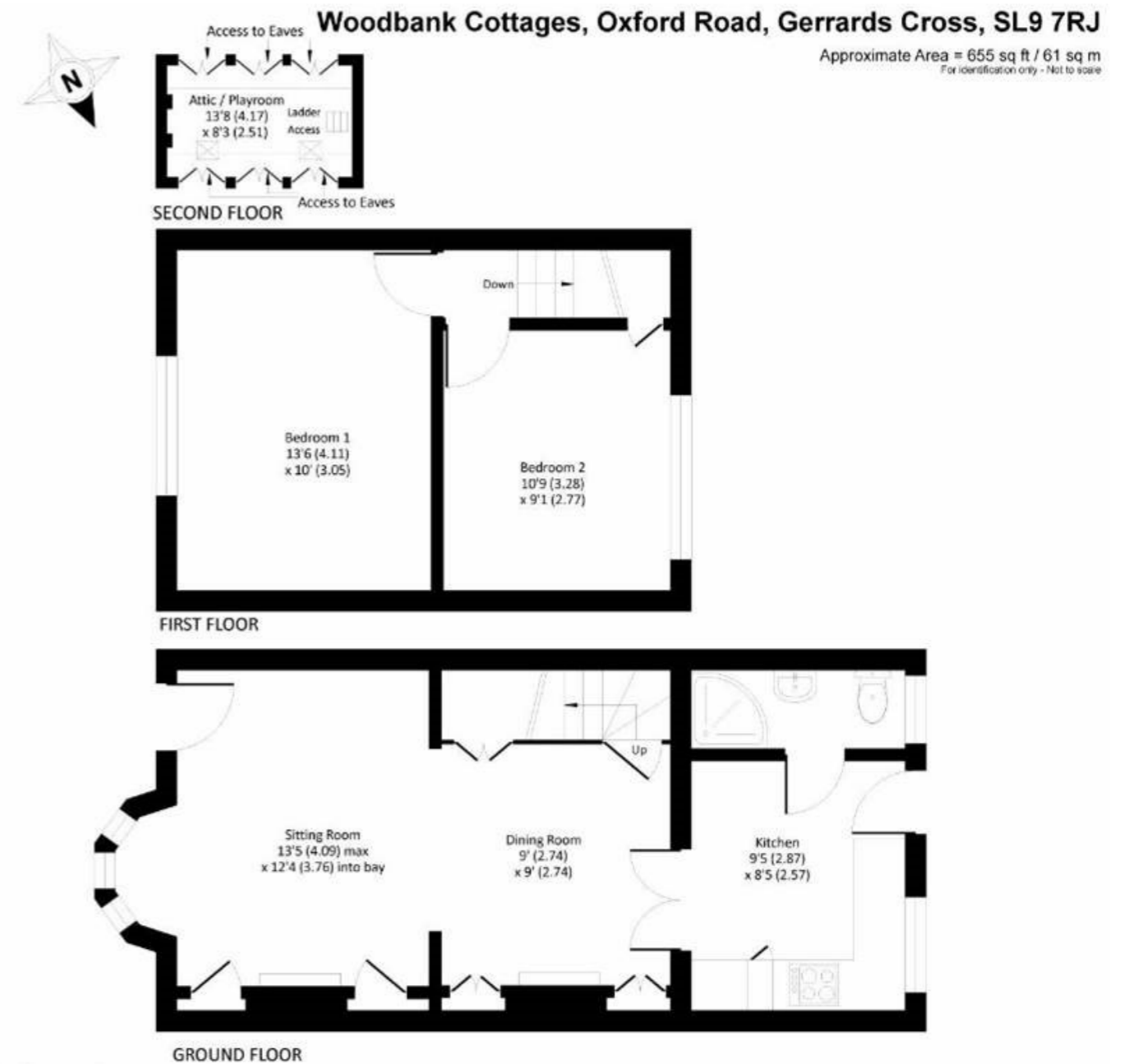
### Approximate Rental Amount

1600 pcm

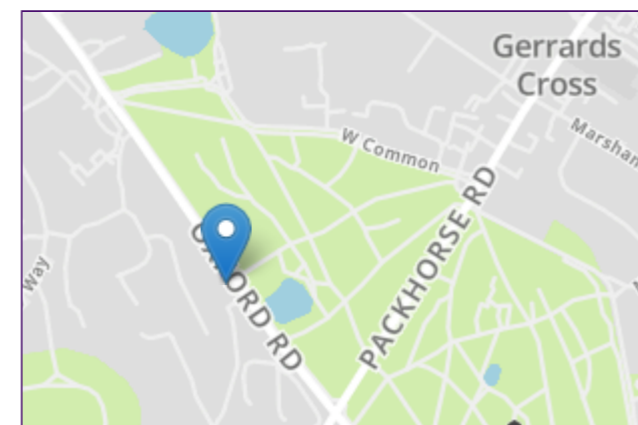
### Council Tax

Band E

## Floor Plan



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 |
|--|---|---------|-----------|
| <small>Very energy efficient - lower running costs</small> |   |         |           |
| (92+)  | A |         |           |
| (81-91)  | B |         |           |
| (69-80)  | C |         |           |
| (55-68)  | D | 65      |           |
| (39-54)  | E |         |           |
| (21-38)  | F |         |           |
| (1-20)   | G |         |           |
| <small>Not energy efficient - higher running costs</small> |   |         |           |
| <b>England, Scotland &amp; Wales</b>                       |   |         | <b>82</b> |