

An outstanding and beautifully presented extended three-bedroom end-of-terrace home with a garage and driveway. Perfectly located moments away from Gerrards Cross town center and train station, situated on a highly desirable road and within walking distance of all local amenities.

The accommodation comprises of a hall, cloakroom, large living room, a superbly fitted kitchen/ dining room, and utility area. The property benefits from bi-fold doors from both ground floor rooms which open onto the rear garden. To the first floor, there are three double bedrooms and a refitted bathroom.

The gardens are both immaculately presented and the rear garden is partly walled with access leading to both Bull Lane and Bentinck Close. From the rear garden, a concealed pedestrian access leads to the single garage with an electric roller door. All residents have pedestrian access from Bentinck close to Layers Way via an electric security gate

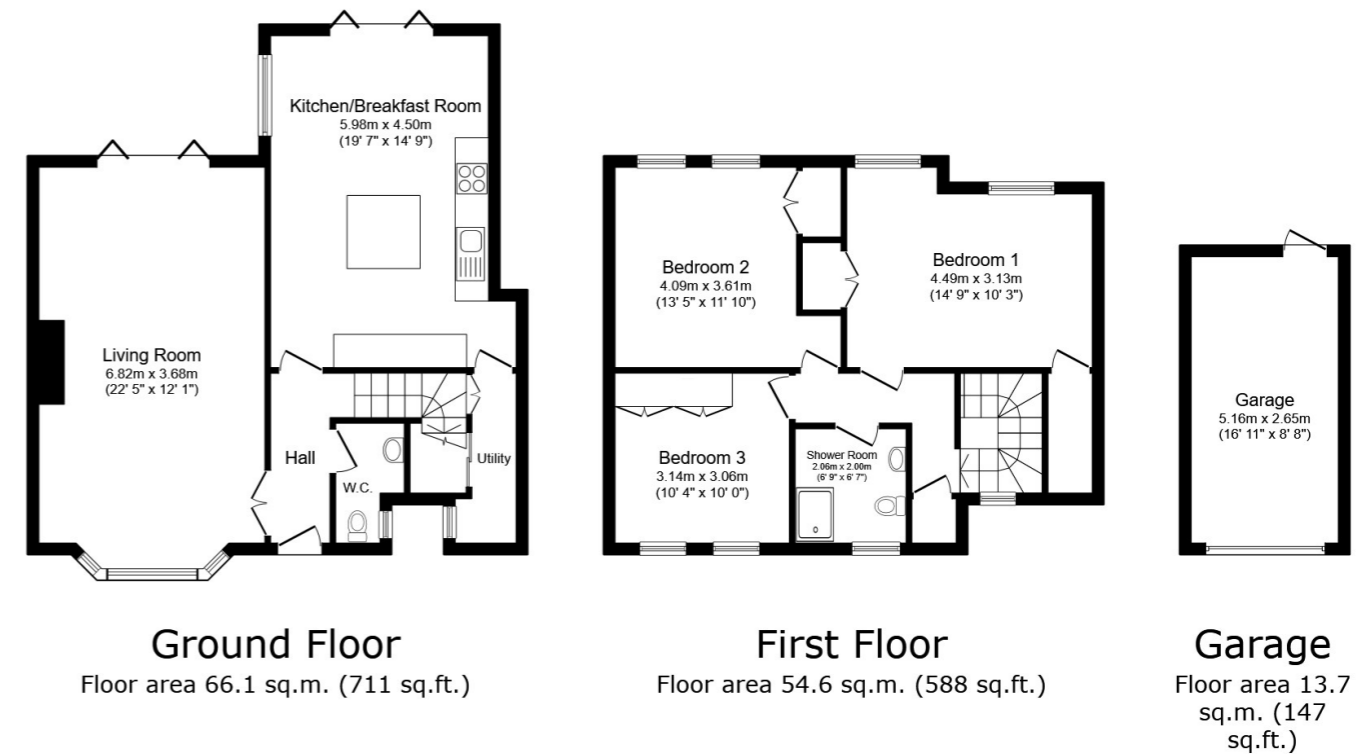


# Property Information

# Floor Plan

-  3 BEDROOM END OF TERRACE HOUSE
-  UTILITY ROOM
-  DRIVEWAY AND GARAGE
-  WALKING DISTANCE TO GERRARDS CROSS STATION VIA LAYTERS WAY
-  EPC- D
-  OPEN PLAN KITCHEN DINER
-  LOW MAINTENANCE GARDEN
-  MODERN DÉCOR
-  1446 SQ FT
-  COUNCIL TAX BAND- F

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



**TOTAL: 134.4 sq.m. (1,446 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.

### 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.

### 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 centres, and a public swimming pool, there's something for everyone. The town centre 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.

### Service Charge

£400 per Annum.

### Local Schools

- Dr Challengers Grammar School
- Royal Grammar School
- John Hampden
- Chalfont Community College
- The Beaconsfield School
- Beaconsfield High School
- The Gerrards Cross CofE School
- The Stoke Poges School
- Denham Village School
- Gayhurst
- Thorpe House
- Maltmans
- St Mary's

### Council Tax

Band F

