



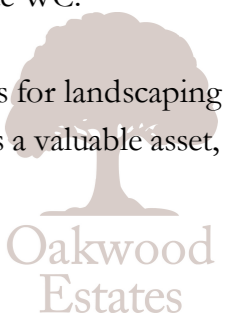
Nestled in the ever-popular Marsham Way, this three-bedroom detached property presents a unique opportunity for those with a vision for transformation. As you enter, the potential becomes apparent, with the entrance hallway guiding you towards the stairs ascending to the first floor.

The main living room, graced with dual aspects to the front and rear, awaits rejuvenation, offering a canvas for your design aspirations. Adjacent to the hall, is a versatile reception room, currently serving as a bedroom, with a front aspect view.



The kitchen, though fully fitted, beckons for a touch of modernization, leading through to the converted garage, which, with some creative ingenuity, could be transformed into a revitalized office space or gym area.

Venturing upstairs, there are three double bedrooms, each presenting an opportunity for refurbishment and personalization. The family suite, services all of the bedrooms along with a separate WC.

Externally, the south-facing garden, spanning approximately 45 feet, provides a blank canvas for landscaping dreams and expansion ideas. The practicality of off-street parking for up to five cars remains a valuable asset, promising convenience amidst the potential renovation.



## Property Information

-  3 BEDROOM DETACHED HOUSE
-  SIGNIFICANT POTENTIAL TO EXTEND (STPP)
-  AMPLE DRIVEWAY PARKING
-  1486 SQ FT
-  COUNCIL TAX BAND- G
-  FREEHOLD
-  WALKING DISTANCE TO GERRARDS CROSS STATION
-  CIRCA 45 FT GARDEN
-  EPC- E
-  SOUTH FACING REAR GARDEN

					
x3	x2	x2	x5	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



Total floor area 138.1 sq.m. (1,486 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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 offers 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

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.

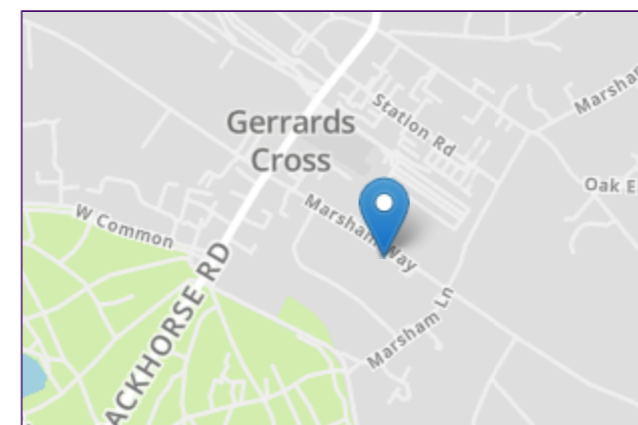
### Schools

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

- Berkhamsted
- Shiplake Collage
- Dr Challoner's Grammar School
- St Mary's C of E Primary School
- Seer Green C of E Combined School
- Beaconsfield High School
- The Chalfonts Community College:
- Thorpe House School
- Gayhurst School

### Council Tax

Band G



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	42	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
<small>England, Scotland &amp; Wales</small>			
<small>EU Directive 2002/91/EC</small>			