



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



23 Gaviots Green, Gerrards Cross, Buckinghamshire. SL9 7EB.

£800,000 Freehold

Hilton King and Locke are delighted to bring to the market this beautiful three-bedroom semi detached property located in the ever-popular, sought after residential cul-de-sac Gaviots Green, Gerrards Cross. This property is within one mile of Gerrards Cross town centre and within easy reach of a host of excellent schools, including the Gerrards Cross Church of England School. The property comprises of three great sized bedrooms, an en-suite, two reception rooms, a fitted kitchen, ground floor w/c with bath/shower and planning for permissions in place for a loft conversion to create two extra bedrooms and a bathroom. There is a driveway to the front of the property which fits three cars comfortably, a substantially sized front garden area with outdoor seating and plenty of on street parking.

As you enter the property you will find the downstairs w/c with a bath and overhead shower. The living room overlooks the front of the property and has a fully functioning fireplace. The fitted kitchen features a range of modern units at base and eye level and all your fitted appliances such as a dishwasher, fitted fridge and freezer, integrated oven and breakfast bar. The conservatory which is currently being used as the dining/family room overlooks the generously sized south/west facing garden.

Moving to the first floor, there are three excellent size bedrooms all with fitted wardrobes. The master bedroom has an ensuite featuring a shower and w/c which is more than large enough to replace the shower



cubicle with a bath.

Gaviots Green is a cul-de-sac providing a very peaceful and pleasant setting. The property is within 1.0 miles of Gerrards Cross Station which provides fast trains into London Marylebone in around 22 minutes. Gerrards also offers a wide range of shopping facilities, including Waitrose and Tesco, as well as a hose of independent stores and restaurants, public houses, Everyman cinema, health centre and community library.

The motorway network can be accessed at Junction 1 M40 (Denham), and links to the M25, M1, M4 and Heathrow/Gatwick airports.

Buckinghamshire is renowned for its excellent range of state schooling for boys and girls, including Chalfont St Peter Infant School, Gerrards Cross CofE School and Beaconsfield High School. There is also an excellent selection of independent schools include St Mary's, Thorpe House, Gayhurst and Maltman's Green all within easy reach of the property.



Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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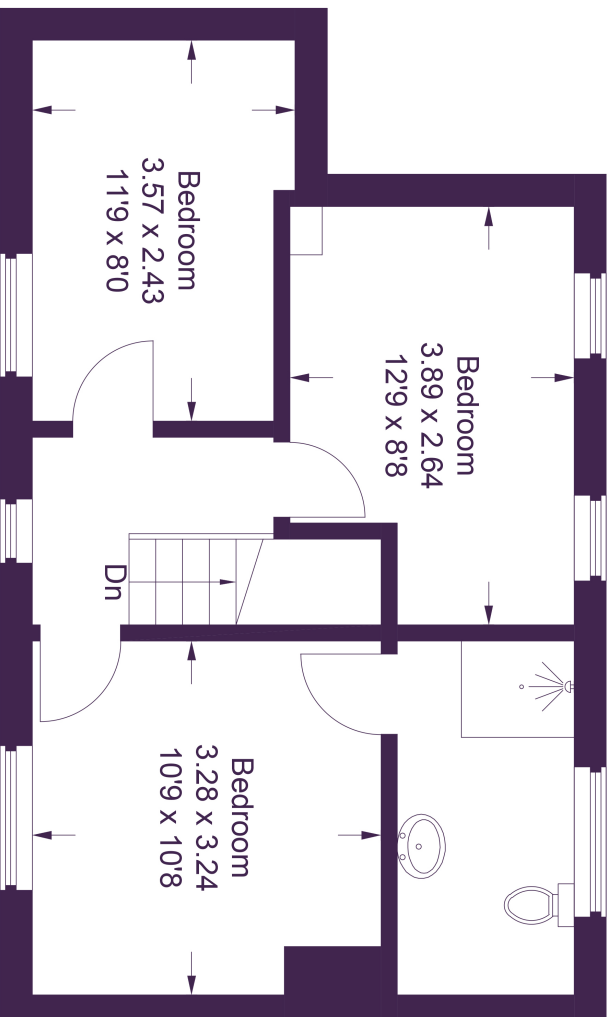
23 Gaviots Green

Approximate Gross Internal Area

Ground Floor = 54.9 sq m / 591 sq ft

First Floor = 40.9 sq m / 440 sq ft

Total = 95.8 sq m / 1,031 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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