

As you enter you are welcomed into a spacious entrance hall which sets the tone for the generous proportions throughout. To the right, the main reception room is an inviting open-plan space with two wide front-aspect windows, filling the room with natural light.

A striking exposed brick fireplace, suitable for burning coal or wood, provides a warm focal point making it the perfect place for relaxing during the colder months. This space also has direct access into the large orangery, a comfortable year-round living area featuring ceiling fans and French doors leading directly to the rear garden, making it ideal for entertaining or relaxing. The recently renovated kitchen combines style and functionality, featuring herringbone flooring, a large breakfast bar, and a suite of integrated Bosch appliances, including a four-ring induction hob, single oven, and combination oven, fridge/freezer and dishwasher. Rear and side windows bring in natural light, while a side door offers easy outdoor access along with internal access to the double garage. A separate study with a rear-aspect window offers versatility as a home office, snug or playroom. A W/C completes this floor.

Upstairs, the principal bedroom is a generous double with a double-height ceiling, ceiling fans and a front-aspect picture window. It includes fitted storage and a private en-suite bathroom with bath tub. Bedroom two is a large double with integrated storage and a rear-aspect window, while bedroom three is another spacious double enjoying front and rear-aspect windows plus built-in storage.

From here, a staircase provides access to a loft space offering conversion potential (STPP). Bedroom four is a small double, currently arranged as a single children's bedroom with a rear-aspect window. The family bathroom is well appointed with a corner bath, separate shower, and front-aspect window.

Externally, the property is set back behind a carriage driveway providing parking for up to five vehicles. It also features a double garage with automatic door. A comprehensive 360-degree security system ensures peace of mind. The rear garden is low-maintenance and thoughtfully designed, featuring a wraparound patio and side decking area, perfect for outdoor dining and entertaining during the summer.

# Property Information

- FOUR BEDROOM DETACHED HOUSE
- PREVIOUS PLANNING PERMISSION
- REFITTED KITCHEN
- 23FT LIVING ROOM
- 2 BATHROOMS

- WALKING DISTANCE TO GERRARDS CROSS STATION
- POTENTIAL FOR LOFT CONVERSION (STP)
- GRAMMAR SCHOOL CATCHMENT AREA
- 19FT DOUBLE GARAGE
- COUNCIL TAX BAND - G

x4	x3	x2	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## The 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.

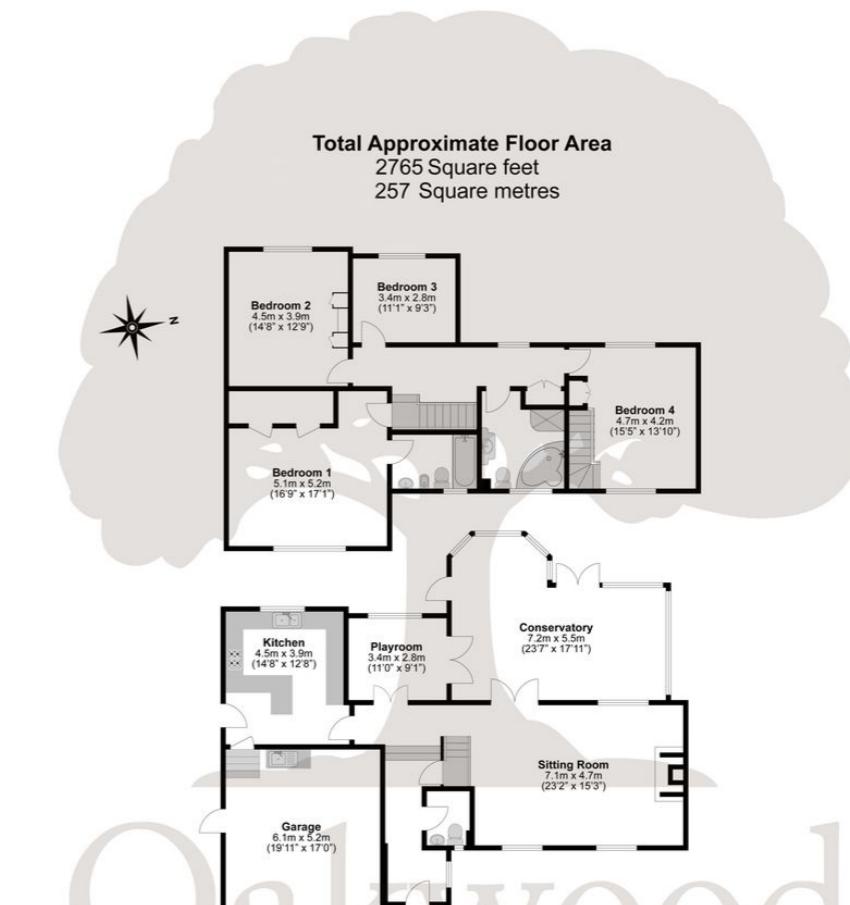
## Leisure

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.

## Floor Plan

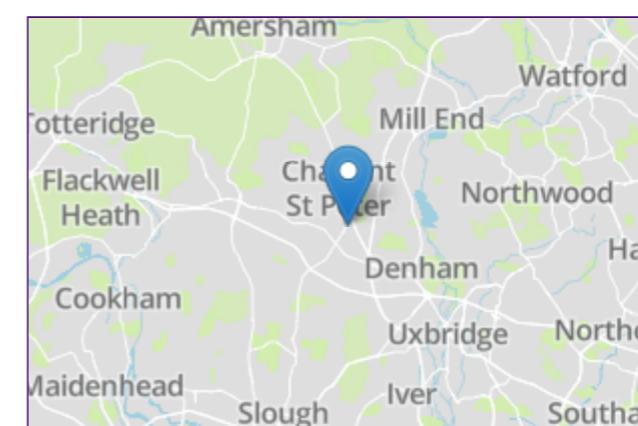


## Local Schools

South Buckinghamshire is widely renowned for its high quality of schooling, some of the schools available are:

Dr Challoner's Grammar School  
Dr Challoner's High School  
Chesham Grammar School  
The Royal Grammar School  
Beaconsfield High School  
John Hampden Grammar School  
The Gerrards Cross CofE School  
Davenies School  
The Beacon School  
Gayhurst School  
Thorpe House School  
St Mary's School, Gerrards Cross  
The Chalfonts Community College

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 Govview.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
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	78
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		