

Nestled on a sought-after cul-de-sac, this delightful three-bedroom semi-detached family house presents an attractive combination of contemporary comfort and future potential. Positioned to overlook a verdant green space, this residence boasts a prime location with a bonus of approved planning for a two-storey side extension.

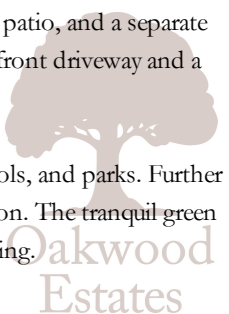
As you step into the property, a welcoming entrance hallway sets the tone, complete with a staircase ascending to the first floor and a convenient guest cloakroom. The front aspect reception room immediately captures attention with its bay window and an inviting feature fire surround, creating a cozy atmosphere.

Flowing seamlessly from the reception room is a modern kitchen, adorned with premium appliances and abundant storage. The kitchen opens up to a dining room through an archway, offering an ideal space for family meals and gatherings. French doors from the dining area lead to a charming conservatory, providing a light-filled retreat with direct access to the well-manicured rear garden.

Ascending to the first floor, the property reveals two generously sized double bedrooms. The master bedroom stands out with fitted wardrobes and its own luxury en-suite, providing a comfortable and private retreat. An additional third bedroom and a well-appointed family bathroom with a jacuzzi bath, complete the upper level, ensuring versatility and convenience for the entire family.

Externally, the enclosed rear garden beckons with its thoughtfully landscaped design, featuring a lush lawn, a welcoming patio, and a separate decking area. This outdoor space offers an idyllic setting for relaxation and entertainment. The property also includes a front driveway and a double garage, providing ample parking and storage solutions.

Enhancing its family-friendly appeal, this residence is conveniently situated within reach of local amenities, grammar schools, and parks. Further to this, the property is within walking distance of the local pubs and is a 15-minute walk to the Gerrards Cross train station. The tranquil green views add a touch of serenity to the surroundings, creating an ideal backdrop for comfortable family living.



-  3 BEDROOM SEMI DETACHED
-  APPROVED PLANNING PERMISSION
-  PARKING AND DOUBLE GARAGE
-  GRAMMAR SCHOOL CATCHMENT
-  COUNCIL TAX BAND E
-  2 RECEPTION ROOMS
-  CUL DE SAC LOCATION
-  WALKING DISTANCE TO GERRARDS CROSS TOWN CENTRE
-  EPC- D
-  1571 SQ FT

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

**Gerrards Cross, Buckinghamshire, SL9 7EJ**

Approximate Area = 1244 sq ft / 115.5 sq m  
 Garage = 267 sq ft / 24.8 sq m  
 Shed = 60 sq ft / 5.6 sq m  
 Total = 1571 sq ft / 145.9 sq m  
For identification only - Not to scale



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.

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 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.

**Schools**

- Gerrards Cross is home to several excellent schools, offering a range of educational options for children of all a variety of ages.
- Dr Challoner's Grammar School
  - John Hampden School
  - Royal 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 E

**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

