



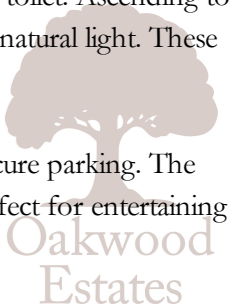
As you enter the property, you are greeted by a wide and welcoming reception corridor with beautiful flooring and ample lighting. Multiple rooms branch off from this corridor, creating a seamless flow throughout the ground floor. To your left is the spacious main reception room, featuring large windows with front aspect views that flood the room with natural light.

The key feature of this room is the impressive log burner, perfect for cozy evenings. Adjacent to this room is a versatile playroom or secondary living room, which can be accessed via the main reception room or directly from the corridor. This room offers flexibility for various uses, such as a children's play area, additional lounge, or media room.

The kitchen, while requiring modernisation, is a generous size and includes a functional open-plan dining area. This space provides the perfect backdrop for family meals and entertaining, with plenty of potential for customization to suit your style. Completing the ground floor is a small home office, ideal for remote work or study, a practical utility room with space for laundry appliances, and a downstairs shower room comprising a shower, sink, and toilet for added convenience.






Moving upstairs, there are two spacious rear-aspect bedrooms, each offering ample room for wardrobes and additional furniture. These rooms share a well-appointed family bathroom with modern fixtures and fittings. The principal bedroom is a highlight, featuring built-in storage solutions and an ensuite bathroom equipped with a shower, basin, and toilet. Ascending to the top floor, you will find two further double bedrooms, both generously proportioned and filled with natural light. These rooms are perfect for children, guests, or even as a home office or hobby space.

Externally, the property boasts parking for 2-3 cars and a large garage, providing ample storage and secure parking. The highlight of the outdoor space is the expansive 85-foot mature garden. Additionally, the patio space is perfect for entertaining guests, hosting barbecues, or simply enjoying the outdoors.

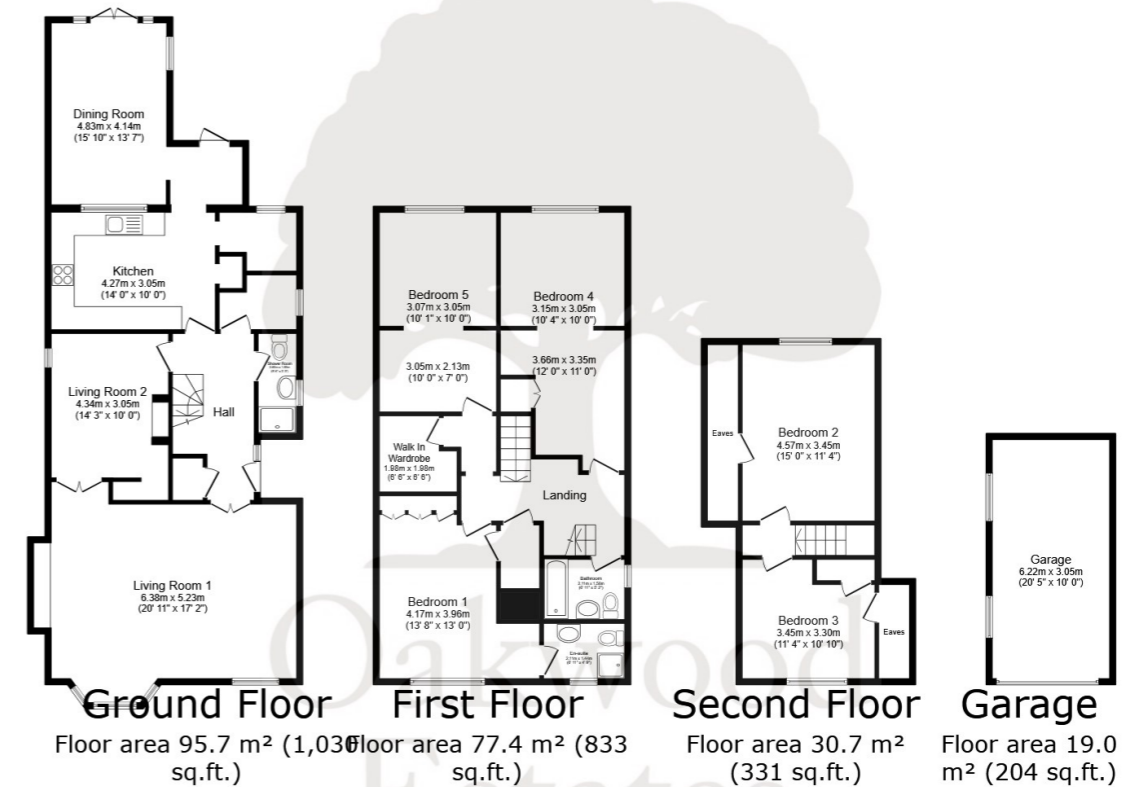




-  5 BEDROOM DETACHED HOME
-  LARGE OPEN PLAN KITCHEN
-  GARAGE & DRIVEWAY
-  CUL-DE SAC LOCATION
-  2398 SQ FT

-  POTENTIAL TO MODERNISE AND EXTEND (STPP)
-  SUBSTANTIAL GARDEN
-  DCGS CATCHMENT AREA
-  COUNCIL TAX BAND- E
-  EPC- TBC (COMMISSIONED)

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



TOTAL: 222.8 m<sup>2</sup> (2,398 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.

**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.

**Local Schools**

South Buckinghamshire is well renowned for its schooling with being one of the last counties to still offer Grammar School Education.

Some of the local schools are:

- Dr Challoner's Grammar School
- John Hampden Grammar School
- The Royal Grammar School
- Chalfont St. Peter Church of England Academy
- Maltmans Green Preparatory School and Nursery
- St Mary's
- Robertswood Church of England Primary School
- The Chalfont Community College
- Gayhurst School
- Beaconsfield High School
- Thorpe House

We recommend that you check with the local authority or school to confirm that the property is within the catchment area of your chosen educational institution

**Council Tax**

Band E

