



Stepping into this inviting property and into the spacious hallway that leads you into the heart of the home. To the left, discover the expansive living and dining area boasting dual aspects, filling the room with natural light. The bay window at the front offers a picturesque view of the surroundings, adding to the charm of the space.

Continuing through into the well-appointed kitchen, equipped with integrated appliances including a dishwasher, washing machine, tumble dryer, and a convenient fridge freezer. Cooking enthusiasts will appreciate the four-ring induction hob. Adjacent to the kitchen is a cozy snug area featuring a built-in TV unit, seamlessly connected to the outdoor patio through french doors, ideal for all fresco dining and entertaining.

Venture upstairs to find three generously proportioned bedrooms. The smallest bedroom, located at the rear of the property, is versatile enough to accommodate a bed and desk area, making it an ideal home office or a cozy space for a young child. The family bathroom, designed as a luxurious wet room, offers the ultimate relaxation experience with underfloor heating, a shower, bath, toilet, and sink.

Bedroom two, positioned at the front of the property, was originally the principal bedroom and now showcases ample space for a large double bed, complemented by expansive free-standing wardrobes. Bedroom three boasts a generous layout and features built-in storage, ensuring ample space for personal belongings.

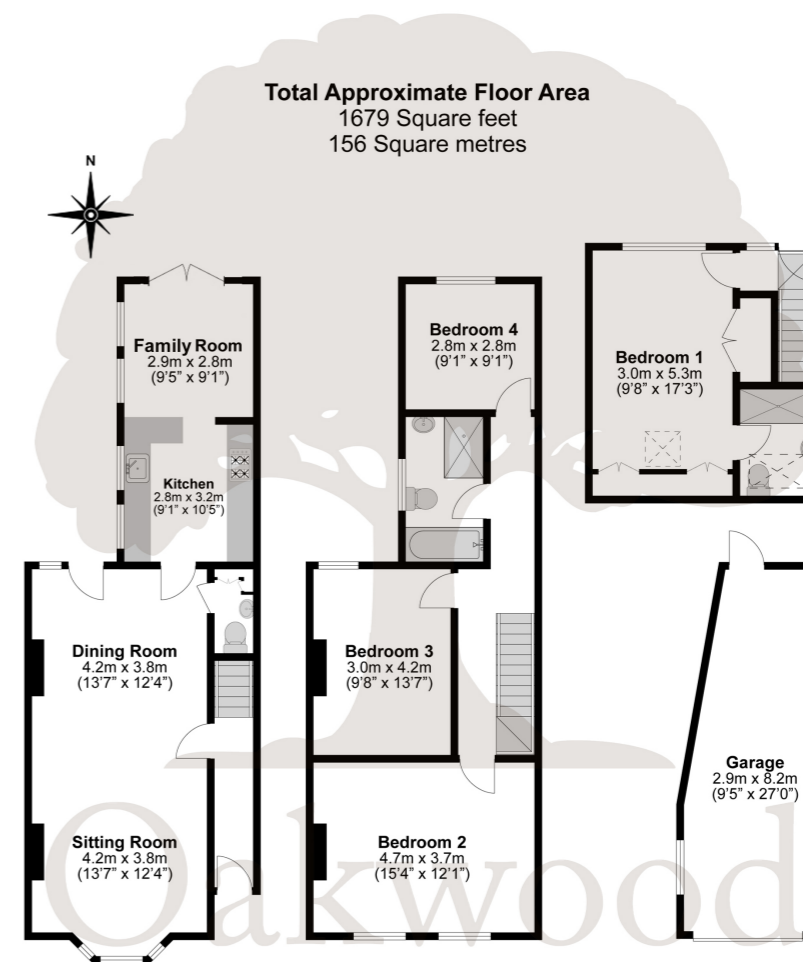
Ascend to the top floor to the principal bedroom. This room is complete with built-in storage, offering front and rear aspect views that capture the essence of the surrounding landscape and a luxury the ensuite shower room, enhanced with underfloor heating.

Externally the property has a low-maintenance garden with lighting and a garage with EV charging point and automatic door.



-  4 BEDROOM TERRACED HOUSE
-  PRIVATE ROAD LOCATION
-  GARAGE
-  NO CHAIN
-  EPC- TBC
-  2 BATHROOMS
-  EXTENDED VICTORIAN PROPERTY
-  LOW MAINTENANCE GARDEN
-  COUNCIL TAX BAND E
-  1679 SQ FT

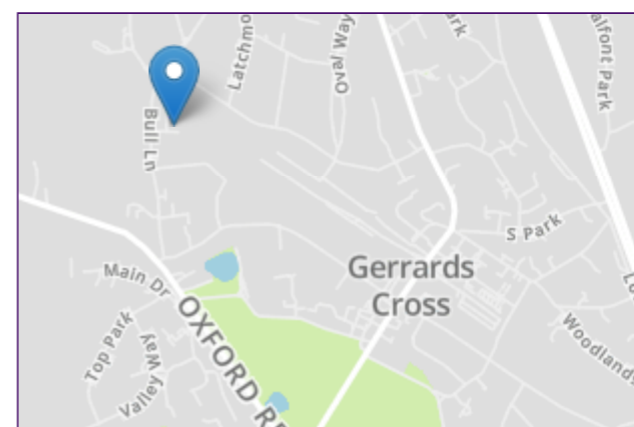
					
x4	x2	x2	0	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Oakwood Estates

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.



**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.

**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.

**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 centres, and a public swimming pool, there's something for everyone. The town centre 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.

**Service Charge**

£150 per Annum

**Council Tax**

Band E