

rodgers
estate agents



Denham Lane

Gerrards Cross, Buckinghamshire, SL9 0QH



£4,250 pcm

Situated within a stunning and carefully crafted development set in approximately three acres, a stunning four bedroom end of terraced house sympathetically converted and renovated to a high standard. The accommodation on the ground floor comprises of a hallway, cloakroom, study, open plan sitting/dining room/kitchen with a central island and two sets of double doors leading to the garden and a gallery utility room. On the first floor there is a master bedroom which has a dressing room and en suite and a further bedroom which has an en suite. Bedrooms three and four are on the second floor. Features include gas central heating, double glazing, two carports providing two covered parking spaces with additional parking available and a good size rear garden with willow fencing and a patio area ideal for entertaining. A communal grassland area to the bottom of the gardens is offered to all home owners for leisure use. The property is situated just over a mile from Chalfont St Peter village with all its amenities and just under three miles from Gerrards Cross village and train station. Robertswood School is within easy reach of the property and other excellent schools are nearby. Unfurnished. Available early July.



Approximate Gross Internal Area
 Ground Floor = 88.7 sq m / 955 sq ft
 First Floor = 56.4 sq m / 607 sq ft
 Second Floor = 41.7 sq m / 449 sq ft
 (Excluding Void)
 Total = 186.8 sq m / 2011 sq ft



Ground Floor



First Floor



Second 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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