



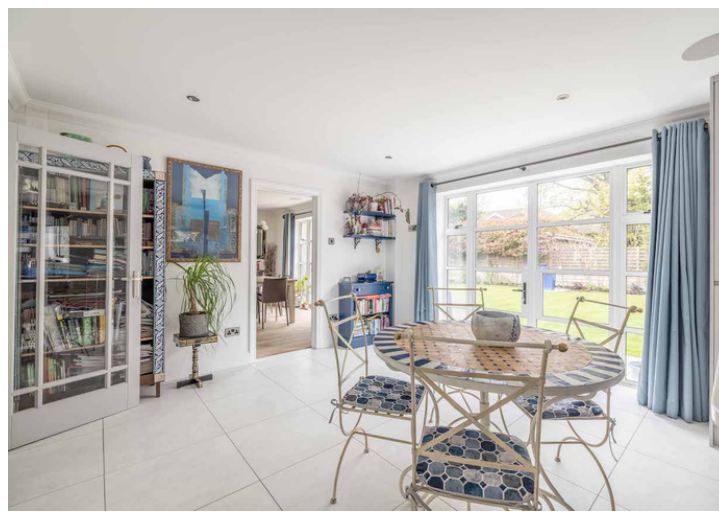
**Meadway Park,**  
Gerrards Cross

















# Meadway Park,

## Gerrards Cross



This beautifully renovated four-bedroom home is located in the highly sought-after Meadway Park, in the heart of Gerrards Cross. Modernised within the last five years, it blends stylish interiors with smart home technology for effortless modern living.

A spacious entrance hall welcomes you, featuring an ring doorbell style entry system and opaque glass that allows natural light in while maintaining privacy. The ground floor benefits from underfloor heating across four different temperature-controlled zones, which can be adjusted via an app on your smartphone. To the left, a generous lounge with dual-aspect windows offers a bright, inviting space. The contemporary kitchen features quartz worktops, a Neff five-ring induction hob with ceiling-integrated extractor, a double Siemens oven including a steam oven, and integrated Sonos speakers. Large French doors lead to the rear patio, creating the perfect space for cooking, relaxing, and entertaining. The adjoining dining room also has French doors and integrated speakers, offering flexible living as either open-plan or separate as needed. A utility room and a sleek shower room with a walk-in rainfall shower complete the ground floor.

Upstairs, a spacious landing provides the perfect spot for a home office. The principal bedroom is a generous double with dual-aspect windows, a private dressing room, and a modern en-suite with underfloor heating, rainfall shower and heated mirror. Bedroom two is another large double with freestanding storage, while bedroom three, again a large double, enjoys views over the rear garden. Bedroom four, currently used as an art studio, is a spacious single with built-in wardrobes and eaves storage. Completing this floor is the family bathroom includes an integrated bath, shower, underfloor heating, and ceiling-integrated Sonos speakers.

Externally, the property features a large driveway with parking for up to five vehicles and a double garage with internal access and an automatic sectional door. The landscaped rear garden includes multiple patio areas positioned to catch the sun, and a versatile summer house, currently used as a gym, complete with electricity, Wi-Fi, and integrated speakers.

### Property Specifications

1. Completely renovated in 2019, including rewiring, re-plumbing, re-plastering, new skirting and architrave, internal and external doors.
2. Installation of underfloor heating downstairs with four individually controllable zones and new modern horizontal column radiators (school-type radiators) upstairs. Manifold and thermostat receivers installed in under stairs cupboard.
3. Thermostats and lighting controlled by Samsung Smartthings app and Smartthings hub controller.
4. Installation of cavity wall insulation downstairs.
5. Installation of insulated plasterboard on all external walls upstairs.
6. Installation of new water pipe from water meter to house.
7. Installation of new block paved driveway with solar powered lights. Parking for 6 cars. (plenty of parking on road as well).
8. Installation of new sectional double garage door with remote control.
9. Installation of double layer of loft insulation.
10. Installation of low-profile aluminium double-glazed windows throughout and Crittall style French double doors to garden.
11. All windows are top hinged to prevent rain ingress when open for ventilation.

12. Installation of new roof covering to double garage.
13. Installation of new battens and new waterproof membrane to rear roof (low pitched) and refitting of all tiles.
14. Removal of internal wall between old dining room and kitchen to create open-plan modern kitchen.
15. New gas supply pipe, and smart meters, installed from road to gas meter by Cadent in 2022.
16. Installation of Swish Fibre broadband connection (max 1Gbps synchronous and fibre to the premises (FTTP)). Router in media cabinet upstairs (mesh Wi-Fi network installed). BT OpenReach copper cable still exists.
17. Installation of two satellite dishes: Astra 28° East (Sky, FreeSat, etc.) and Astra 19.2° East (French TV). Hidden cabling to TV position in lounge. TV aerial in loft.
18. Installation of ethernet cable from router to TV position in lounge (better connection than Wi-Fi).
19. Installation of Sonos ceiling speakers in kitchen and dining room.
20. Installation of Bluetooth ceiling speakers in both upstairs bathrooms.
21. Installation of electric underfloor heating in both upstairs bathrooms, controlled by home automation system (or manually by TKB Home panels outside).
22. Installation of humidistat extractor in ensuite bathroom (automatically

- comes on when moisture present).
23. Installation of media cupboard on first floor landing housing router, Sonos amplifiers, security camera NVR, Smartthings home automation hub controller and home VoIP phone box.
24. Installation of 6 security cameras accessed with HikVision app (viewable from anywhere on the internet).
25. Installation of flowerbed lights in front and rear gardens.
26. Installation of external lighting around the property.
27. All external lighting controlled by home automation system (Smartthings by Samsung), which also controls thermostats, lights to boiler/boot room.
28. Installation of irrigation system for front and rear lawns and flowerbeds. This is programmed by Rain Bird control panel by double side gates but can be controlled by Rain Bird app as well.
29. Garden cabin used as a gym with Wi-Fi controlled radiator – can be switched on from house. Controlled by Igenix app.
30. Metal garden shed for gardening tools.
31. Video doorbell that also rings on Tuya Smart app to speak to callers anywhere in the world.









## Key Features

- Detached
- Recently Renovated
- Large Driveway Offering Ample Parking
- Council Tax Band - G
- 4 Bedrooms
- Smart Home
- Sought After Road in Gerrards Cross
- EPC - C


					
<b>x4</b>	<b>x2</b>	<b>x3</b>	<b>x5</b>	<b>Y</b>	<b>Y</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>



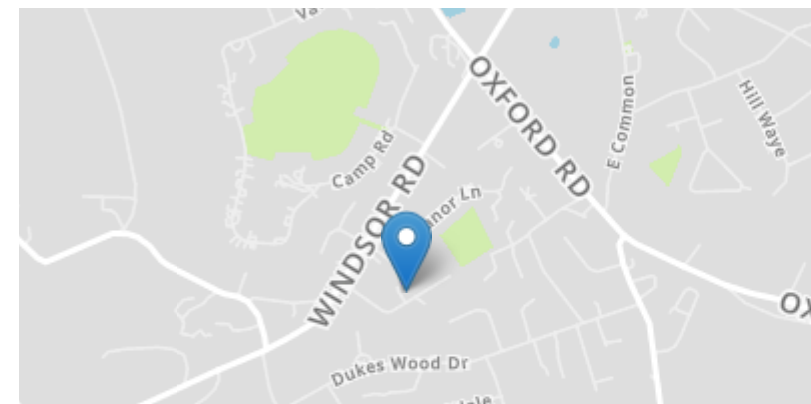
## Marketing Office Contact Details

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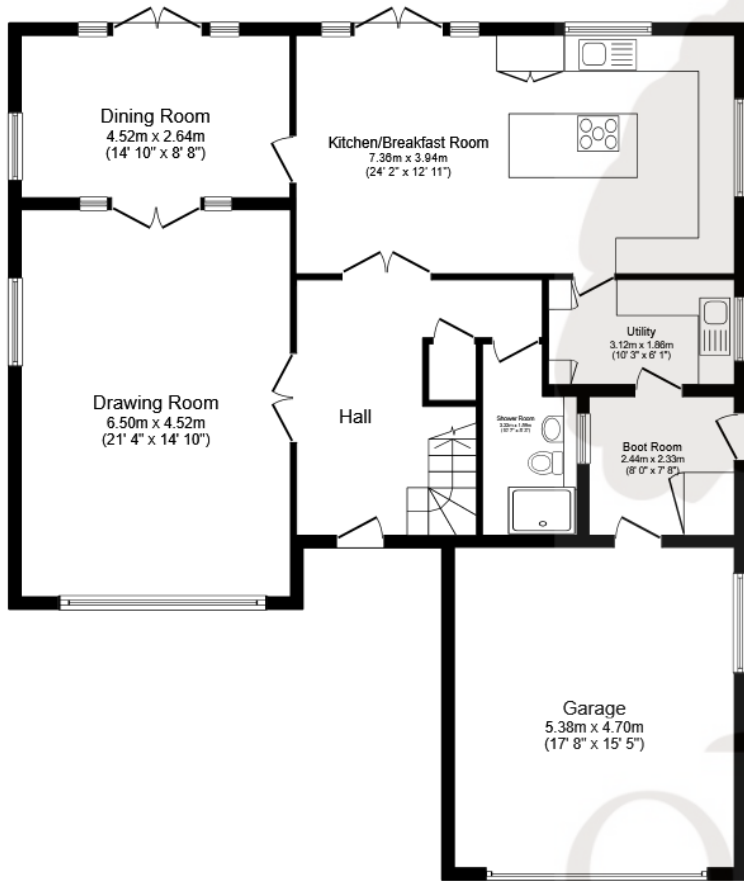
## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <span>EU Directive 2002/91/EC</span> 		

## Property Location

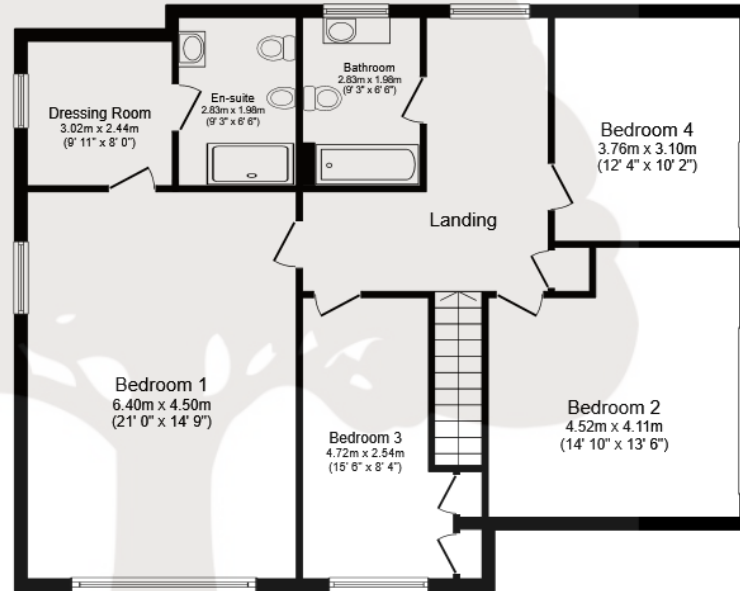






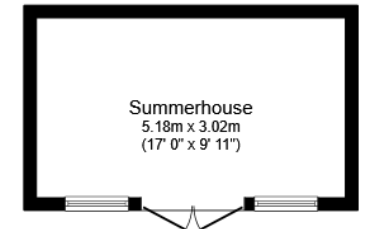
### Ground Floor

Floor area 131.3 sq.m. (1,413 sq.ft.)



### First Floor

Floor area 107.3 sq.m. (1,155 sq.ft.)



### Outbuilding

Floor area 15.7 sq.m. (169 sq.ft.)

**Total floor area: 254.2 sq.m. (2,737 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](http://www.Propertybox.io)



