

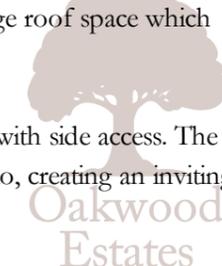


Set on a quiet, tree-lined residential road, this charming property occupies one of the most sought-after locations in Gerrards Cross. Within walking distance of Gerrards Cross train station and local amenities, it enjoys an enviable balance of convenience and peacefulness.

As you enter, you are greeted by elegant herringbone flooring that flows seamlessly through the hallway and into the kitchen. The kitchen itself is thoughtfully designed, offering a range of floor-to-ceiling units, an electric oven with a four-ring hob, a large sink, and both front-aspect windows and side access to the property, combining practicality with style. To the rear, the spacious lounge is flooded with natural light from a large rear-aspect picture window and French doors that open onto the patio, creating an ideal space for both entertaining and relaxing with family. Connected via internal French doors, the dining room also benefits from a rear-aspect view, providing a versatile space for formal or casual dining. Completing the ground floor is a well-appointed W/C.

Upstairs, all bedrooms feature ample eaves storage. The principal bedroom is a generous double with a front-aspect view, while bedrooms two and three are also large doubles with integrated storage, bedroom three further benefits from its own en-suite shower room. Bedroom four is a versatile single, perfect as a child's bedroom, home office, or playroom. Completing this floor is the family bathroom is fitted with a bathtub, basin, and toilet. The property also has a large roof space which offers excellent storage alongside the eaves.

Externally, the property offers off-street parking for up to three vehicles and an integral single garage with side access. The rear garden is beautifully landscaped, mainly laid to lawn, with well-planned flower beds and a large patio, creating an inviting space for outdoor dining and entertaining during the warmer months.



## Property Information

-  **FOUR BEDROOM DETACHED HOUSE**
-  **WALKING DISTANCE TO GERRARDS CROSS STATION**
-  **GARAGE & DRIVEWAY PARKING**
-  **SOUGHT AFTER ROAD**
-  **TWO RECEPTIONS**
-  **GRAMMAR SCHOOL CATCHMENT AREA**
-  **NO CHAIN**
-  **EPC - C**
-  **COUNCIL TAX - BAND G**

					
<b>x4</b>	<b>x2</b>	<b>x2</b>	<b>x2</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>

### 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.

### 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 widely renowned for its high quality of schooling, some of the schools available are:

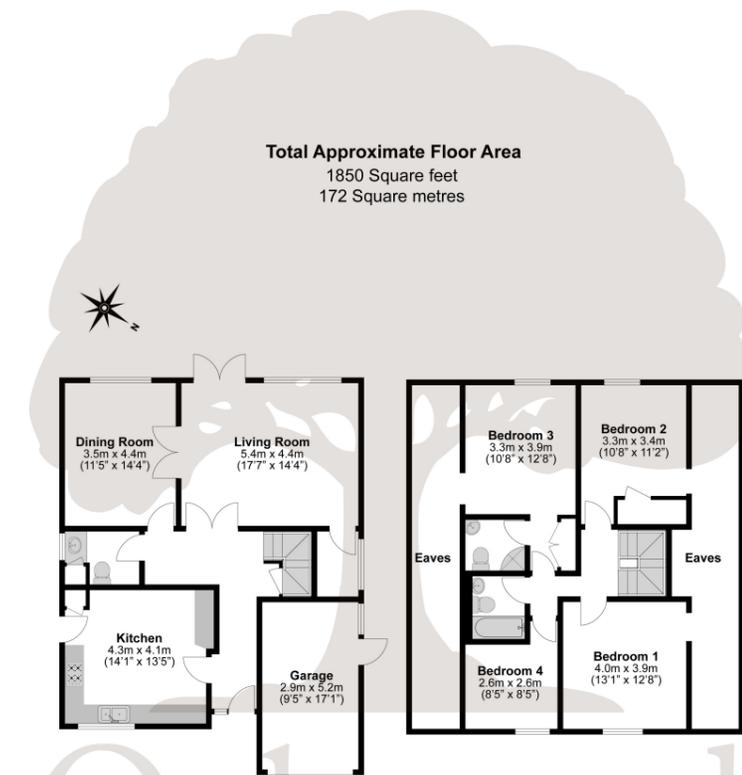
- Dr Challoner's Grammar School
- Dr Challoner's High School
- Chesham Grammar School
- The Royal Grammar School
- Beaconsfield High School
- John Hampden Grammar School
- The Gerrards Cross CofE School
- Davenies School
- The Beacon School
- Gayhurst School
- Thorpe House School
- St Mary's School, Gerrards Cross
- The Chalfonts Community College

Please note that these schools may have specific catchment areas or admission criteria. It is recommended to directly contact the schools for further information, including enrollment procedures and open spaces availability.

### Council Tax

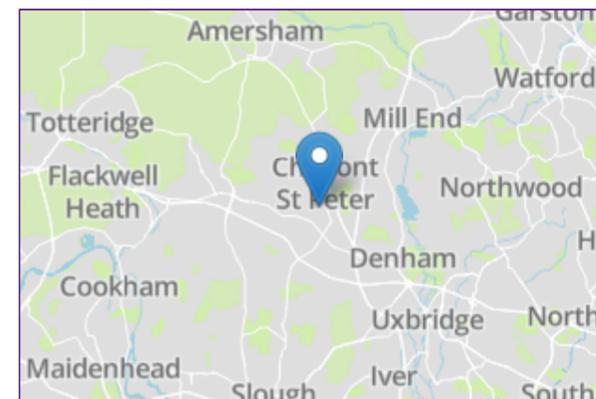
Band G

## Floor Plan



Illustrations are for identification purposes only, measurements are approximate, 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	79	84
(69-80)	<b>C</b>		
(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			
EU Directive 2002/91/EC			