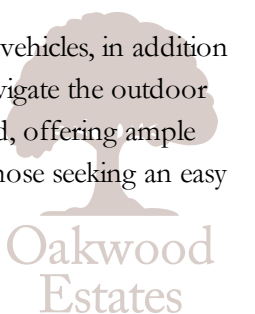













Welcome to this charming property, where a bright and inviting porch greets you as you step inside. To your left, you'll find a spacious lounge boasting front and rear aspect views, seamlessly leading into an additional reception room that's perfect for hosting gatherings. Both of these rooms feature sliding doors that open onto the rear, enhancing the flow of indoor and outdoor living. Returning to the hallway, you'll discover another reception room with an original feature fireplace, adding a touch of character. The kitchen, while in need of modernization, offers ample space and includes valuable storage, along with an original larder room. A dining area with a large picture window overlooks the beautifully maintained rear garden and provides convenient sliding doors that lead directly to the patio. Completing the ground floor is a recently refurbished WC, ensuring added convenience for guests.


As you ascend the stairs, a wide landing provides easy access to the bedrooms. Bedroom 1 features built-in storage and dressing areas, with views of the front. Bedroom 2, situated at the rear, offers access to a spacious eaves area. Bedroom 3, also at the rear, has room for freestanding wardrobes. The smallest of the bedrooms, Bedroom 4, faces the front and could serve as an ideal home office or a cozy single bedroom. The large family bathroom includes a bath, shower, basin, and toilet, along with a dressing area that features a generous picture window overlooking the rear garden.

Externally, the property sits on a generous 0.35-acre plot, providing parking for approximately eight large vehicles, in addition to an integral garage. There is convenient side access on both sides of the property, making it easy to navigate the outdoor spaces. The well-maintained rear garden includes a small pond and three substantial sheds at the far end, offering ample storage space. Conveniently located within walking distance of the town center, this home is perfect for those seeking an easy commute to London.



Property Information

-  4 BEDROOM DETACHED HOUSE
-  0.35 ACRE PLOT
-  ORIGINAL CHARACTER FEATURES
-  WALKING DISTANCE TO GERRARDS CROSS TOWN CENTRE
-  COUNCIL TAX BAND- G
-  NO ONWARD CHAIN
-  3 RECEPTION ROOMS
-  GARAGE & DRIVEWAY PARKING
-  POTENTIAL FOR SIGNIFICANT EXTENSION (STPP)
-  2390 SQ FT
-  EPC- D



x4

Bedrooms



x3

Reception Rooms




x1

Bathrooms



x8

Parking Spaces



Y

Garden



Y

Garage

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.

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.

Local Schools

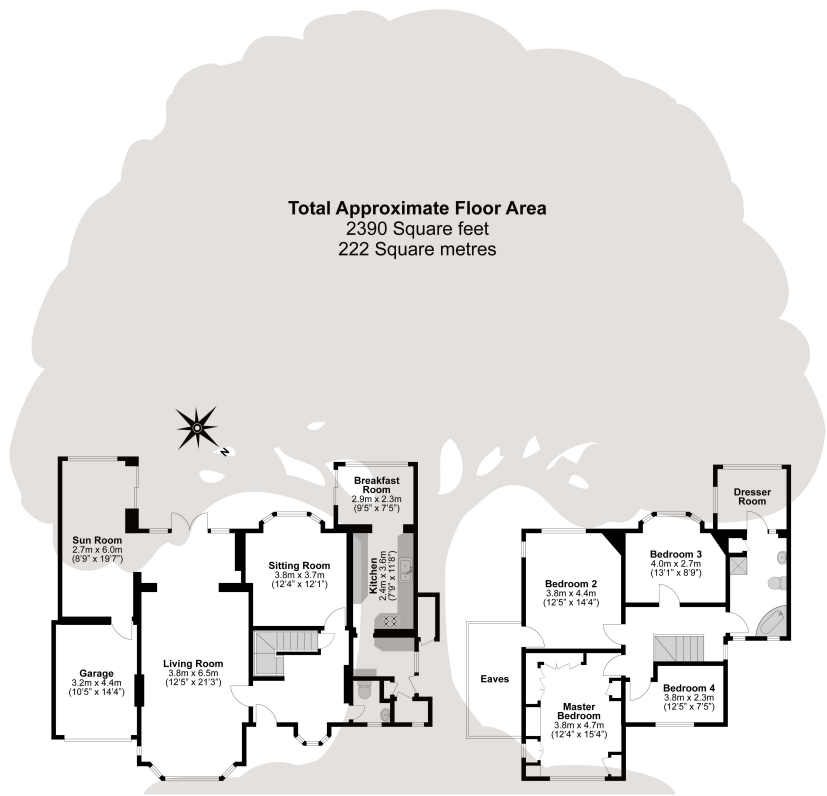
- Gerrards Cross is home to several excellent schools, offering a range of educational options for children of all ages.
- St Mary's CofE Primary School
 - Maltman's Green School
 - Thorpe House School
 - Dr Challoner's Grammar School
 - Royal Grammar School
 - John Hampden Grammar School
 - Gayhurst School
 - Gerrards Cross Church of England School
 - Caldicott School
 - Chalfont St Peter Church of England Academy
 - Robertswood School
 - St Joseph's Catholic Primary School
 - Chalfonts Community College

We recommend contacting the local authority or individual school to ensure your child is eligible to attend the educational institution of choice.

Council Tax

Band G

Floor Plan



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.

