

A spacious entrance hall sets the tone for this elegant family home, with parquet wood flooring flowing seamlessly throughout the entire ground floor. As you move forward you will find the heart of the property is an impressive open-plan kitchen and reception room, beautifully illuminated by rear-aspect windows and two sets of French doors leading onto the rear patio. The kitchen features a range of floor and eye-level units, granite work surfaces, a generous central island, and a Belling range cooker with a 7-ring gas hob, making it an ideal space for preparing family meals. This area flows effortlessly into a large, dual-aspect through living room, which offers additional built-in storage and connects to a spacious formal dining room making it the perfect for entertaining or relaxing with family. Also on the ground floor you will find a shower room (currently used for storage), a separate laundry room with sink complete with washing machine and tumble dryer, as well as an additional utility room with an integrated dishwasher. Internal access to the large double garage completes the ground floor.

Upstairs, the principal bedroom is a generous double with front-aspect views, a private dressing room, and a luxurious en-suite featuring a whirlpool bath and separate shower. Bedrooms two, three, and four are also generous doubles, served by a well-proportioned family bathroom with a bathtub and integrated shower.

Externally, the property offers a substantial driveway and a double garage, providing off-street parking for up to five cars. The south-westerly facing rear garden is a standout feature, approximately 200 feet in length and boasting a private swimming pool with a dedicated pool room, it offers the perfect setting for summer entertaining or relaxed outdoor living.

Property Information

- DETACHED 4 BEDROOM FAMILY HOME
- 2471 SQ FT
- LARGE DRIVEWAY AND DOUBLE GARAGE
- PRIVATE SWIMMING POOL
- EPC - E

- NEEDS COSMETIC UPDATING
- 38FT KITCHEN/LIVING ROOM
- CIRCA 200 FT GARDEN
- 0.27 ACRE PLOT
- COUNCIL TAX BAND - G

x4	x3	x3	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	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

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.

Schools

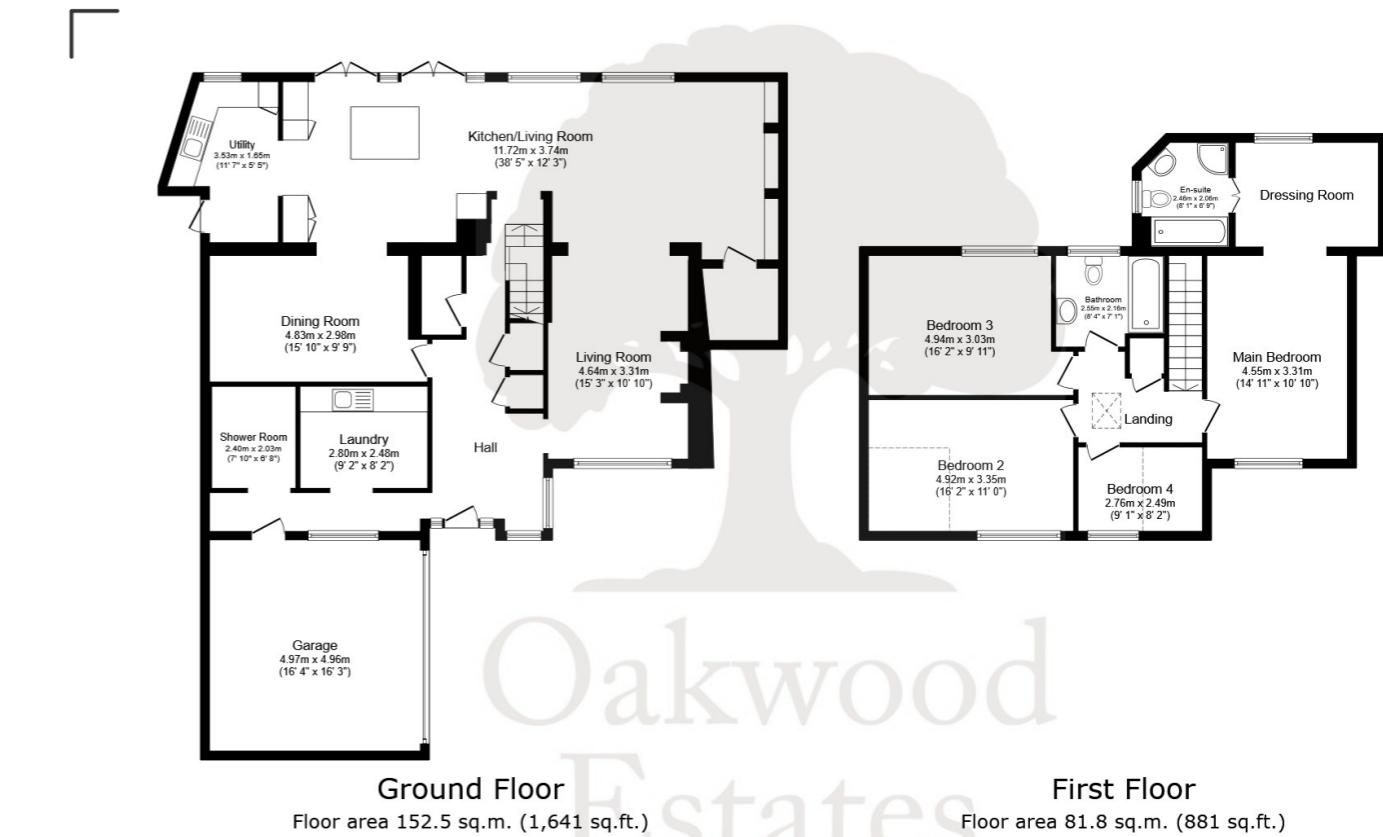
Gerrards Cross is home to several excellent schools, offering a range of educational options for children of all ages:

Thorpe House School
Gayhurst School
John Hampden Grammar School
Maltmans Green
Dr Challoner's Grammar School
Royal Grammar School
Seer Green C of E Combined School
Beaconsfield High School
The Chalfonts Community College

Council Tax

Band G

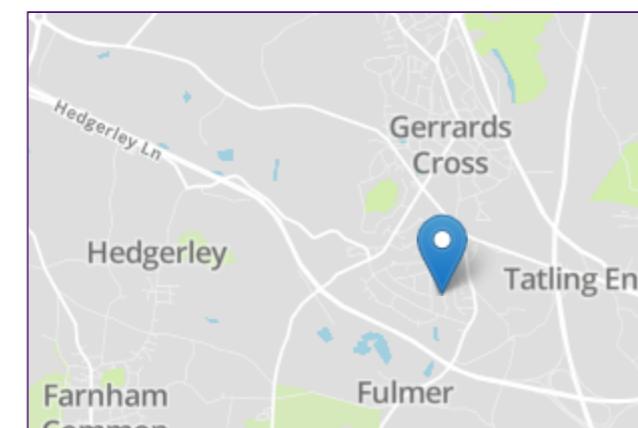
Floor Plan



Total floor area: 229.5 sq.m. (2,471 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

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 Govview.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+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E		54
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			