



Nestled on the prestigious Camp Road, this refurbished five bedroom detached residence offers a fantastic opportunity to rent a spacious and beautifully presented family home.

Enjoying generous proportions throughout, the property provides versatile living accommodation. The ground floor features a large reception room, a well sized dining room, and an inviting family room, alongside a spacious kitchen/breakfast room. A study, utility room, and ground floor WC further enhance the practicality of this superb home.

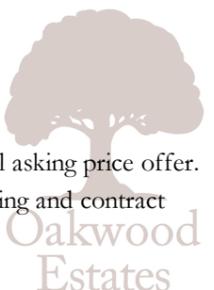
To the first floor, the principle bedroom boasts its own new ensuite bathroom and dressing room, complemented by four additional double bedrooms and a new modern family bathroom. Externally, the property is approached via an attractive carriage driveway, offering ample off road parking and access to the double garage. The rear garden is a true highlight, featuring a generous paved patio, leading to expansive, park like grounds laid to lawn and framed by mature trees and shrubs, offering exceptional seclusion and a peaceful outdoor setting. A rare opportunity to rent a distinguished home in a sought after location.

Available now Unfurnished.

One Weeks Holding Deposit - £1269.23

Five Weeks Deposit - £6,346.15

Please be advised, that the 1 week holding reserve and 5 week security deposit listed above are based on a full asking price offer. Subject to the amount offered and accepted, these are subject to change. All offers are subject to referencing and contract



## Property Information

-  PRIVATE ROAD LOCATION
-  LARGE CARRIAGE DRIVEWAY
-  CLOSE TO GERRARDS CROSS TRAIN STATION
-  DOUBLE GARAGE
-  ONE WEEKS HOLDING DEPOSIT - £1269.23
-  5 BEDROOMS & 2 BATHROOMS
-  COUNCIL TAX - BAND G
-  GENEROUS GARDENS
-  EPC - E
-  FIVE WEEKS DEPOSIT - £6,346.15

					
x5	x4	x2	x10	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



# Oakwood Estates



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.

### NEAREST TRAIN STATIONS

- Gerrards Cross 0.8 miles
- Denham Golf Club 2.2 miles
- Seer Green & Jordans 2.5 miles
- Denham 3.1 miles
- Beaconsfield 3.8 miles

### NEAREST PRIMARY SCHOOLS

- The Gerrards Cross CofE School 0.8 miles
- St Joseph's Catholic Primary School 1.2 miles
- Fulmer Infant School 1.5 miles
- Chalfont St Peter CofE Academy 1.9 miles
- Chalfont St Peter Infant School 2 miles

### NEAREST SECONDARY SCHOOLS

- The Chalfonts Community College 2 miles
- Pioneer Secondary Academy 2.4 miles
- The Beaconsfield School 3.4 miles
- Beaconsfield High School 3.6 miles
- Wexham School 3.8 miles

### NEAREST DOCTORS

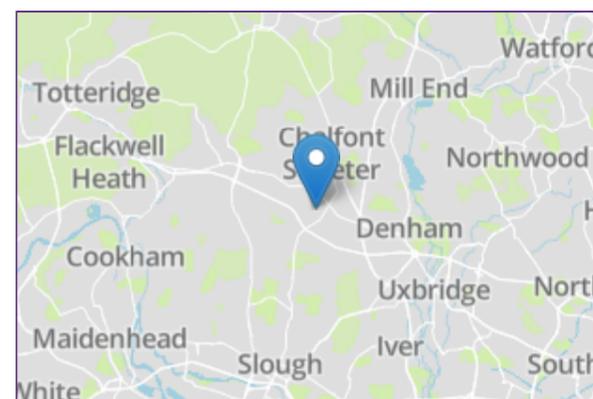
- The Hall Practice 1.8 miles
- The Allan Practice 1.8 miles
- The Misbourne Surgery 1.9 miles

### NEAREST DENTISTS

- Oak End Dental 0.9 miles
- Chalfont St Peter Dental Practice 1.8 miles
- Carling Dental Practice 2.7 miles

### Council Tax

Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			