



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



24 High Beeches, Gerrards Cross. SL9 7HX.

£1,395,000 Freehold



Hilton King & Locke are delighted to bring to market this immaculately presented four bedroom, extended detached property. The property is situated just minutes away from Gerrards Cross and is situated in a highly sought after location. This property offers fantastic open plan living space as well as separate family rooms, large rear garden and large driveway providing plenty of off-street parking for multiple cars. This property has fantastic potential to extend subject to PP.

The front door leads into a large spacious entrance hall which provides direct access to the open plan kitchen/family room, and downstairs WC. The open plan area currently situates high end modern fitted kitchen with integrated appliances and ample storage and surface space with units at both base and eye level. Some appliances include, induction hob, double oven fridge freezer and dishwasher. There is also a breakfast bar and additional seating at the end of the island. This space also comfortably fits a six-seater table with rear garden aspect via the large windows and bi folding doors allowing for floods of natural light to enter the property. There are two rooms accessible from this space which are the living room and family room. The living room is a large bright space with double aspect windows which allows for multiple sofas and units providing a snug/family room away from the large open place living space. The family room is a wonderfully converted garage which provides space for additional sofas, desks and built in storage which houses the washing machine and dryer as well as providing plenty of floor space.

Moving to the first floor via the stairs in the entrance hall leads you to a central landing providing access to all four bedrooms and family bathroom. Bedroom one is a large double bedroom with walk in wardrobe and ensuite bathroom room with a freestanding bath and separate shower. Bedrooms two and three are both comfortable double rooms overlooking the garden whilst bedroom four can be used as a single room/nursery or as it is currently being used as an office space. The family bathroom is a modern three-piece shower suite and is shared by bedrooms two, three and four.





The south facing, large rear garden is mainly laid to lawn and has been landscaped to include a large patio which is directly accessible via the bi folding doors off of the open plan kitchen/living area and provides ample space for outdoor furniture. This property has fantastic potential to extend STPP.

High Beeches is convenient for access to local amenities and transport links. Gerrards Cross high street is less than 2.0 miles from the property and provides a wider range of shopping facilities and Mainline station with fast trains into London Marylebone in approximately 22 minutes. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports. Should you wish to access the tube network directly, Amersham (approx. 7.5 miles) and Chalfont & Latimer (within 6 miles) Tube stations are all easily accessible.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools. The area is also well served for sporting facilities with The Buckinghamshire, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.




**Important Notice**

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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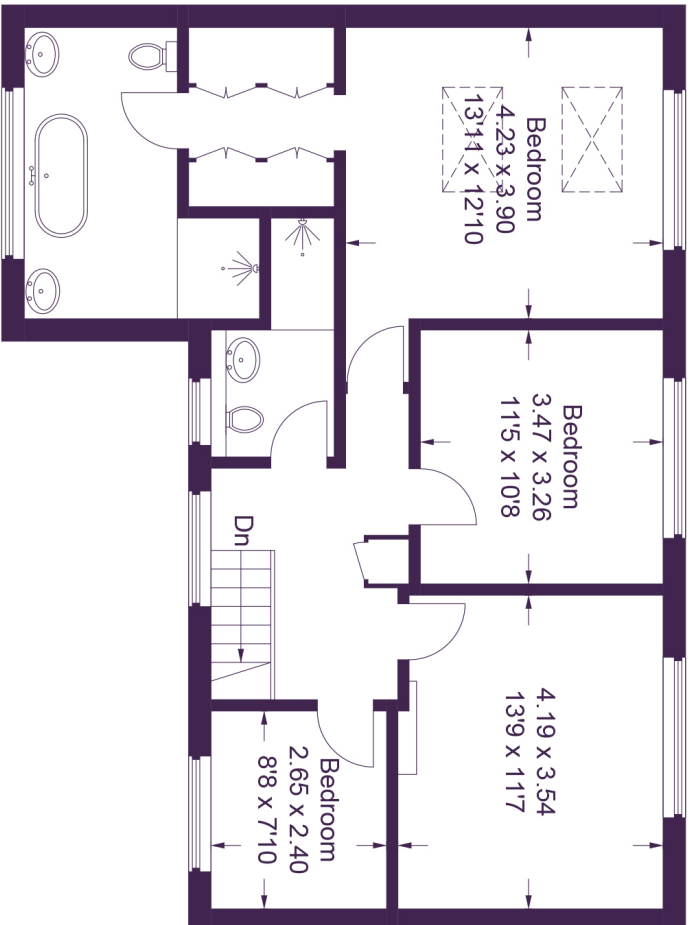
# 24 High Beeches

Approximate Gross Internal Area

Ground Floor = 95.5 sq m / 1,028 sq ft

First Floor = 81.1 sq m / 873 sq ft

Total = 176.6 sq m / 1,901 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.