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23 Gaviots Green, Gerrards Cross, Buckinghamshire. SL9 7EB.

OIEO £750,000 Freehold

Hilton King and Locke are delighted to bring to market this beautifully presented three-bedroom semi-detached home, located in the ever-popular and highly sought-after cul-de-sac of Gaviots Green in Gerrards Cross. Just a mile from the town centre and within easy reach of excellent schools, including the well-regarded Gerrards Cross Church of England School, this property offers a perfect blend of comfort, convenience, and future potential.

The home offers three generously sized bedrooms, including a master with en-suite, two spacious reception rooms, a modern fitted kitchen, and a ground floor W/C with a bath and overhead shower. Planning permission is already in place for a loft conversion that would allow the addition of two further bedrooms and a bathroom, presenting an exciting opportunity for growing families or those looking to add value.

The front-facing living room is bright and airy, featuring a charming and fully functioning fireplace. The kitchen is fitted with a range of modern base and eye-level units and includes integrated appliances such as a dishwasher, fridge, freezer, and oven, along with a practical breakfast bar. To the rear, a conservatory currently used as a dining and family space opens out onto a beautifully maintained south-west facing garden, offering ample room for outdoor entertaining and relaxation. The first of two bathrooms, completes the ground floor accommodation.

Upstairs, all three bedrooms are excellent in size and feature built-in wardrobes. The master bedroom benefits from an en-suite with a shower and W/C and is spacious enough to accommodate a full bath if desired.

The exterior of the property is just as appealing. The front offers a large driveway that comfortably fits three vehicles, along with a well-sized garden space complete with seating. Additional on-street parking is readily available, enhancing the practicality of



the location.

Set in a quiet and peaceful cul-de-sac, Gaviots Green provides a safe and pleasant environment for families. Gerrards Cross station is just a mile away and offers fast and frequent services to London Marylebone in approximately 22 minutes. The town itself boasts a wide selection of amenities including Waitrose, Tesco, a range of independent shops and restaurants, cosy pubs, the Everyman Cinema, a health centre, and a community library.

This property is also ideally located for access to the motorway network, with Junction 1 of the M40 (Denham) nearby, providing excellent links to the M25, M1, M4, and both Heathrow and Gatwick airports.

Families will appreciate the area's outstanding educational options. Buckinghamshire is renowned for its exceptional state and grammar schools, including Chalfont St Peter Infant School, Gerrards Cross CofE School and Beaconsfield High. There is also an excellent choice of independent schools such as St Mary's, Thorpe House, Gayhurst, and Maltman's Green, all within easy reach.

This wonderful home offers a rare opportunity to secure a spacious, well-located property with fantastic potential in one of South Buckinghamshire's most desirable areas. Early viewing is highly recommended.



Important Notice

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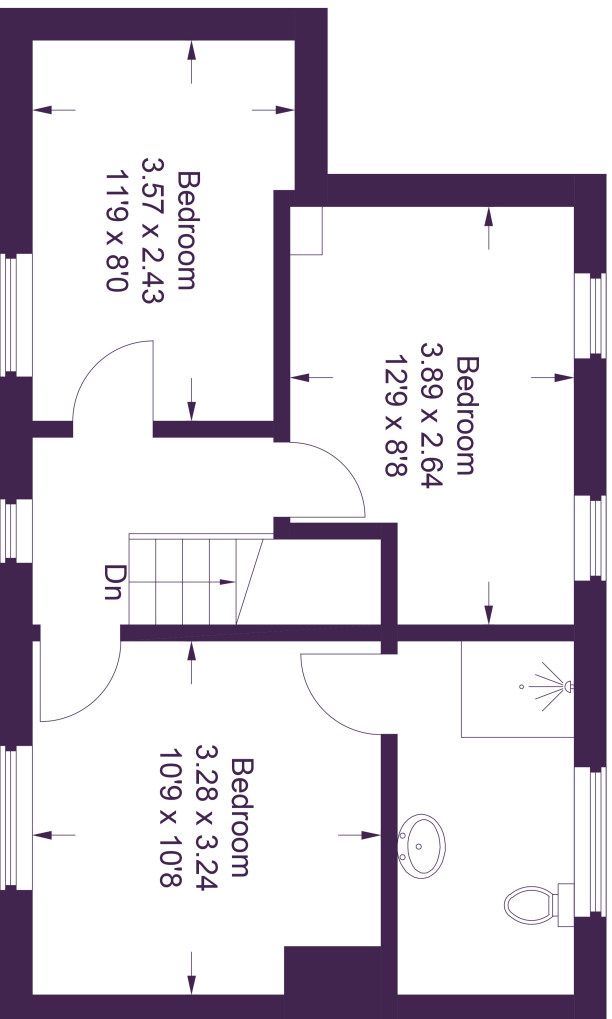
23 Gaviots Green

Approximate Gross Internal Area

Ground Floor = 54.9 sq m / 591 sq ft

First Floor = 40.9 sq m / 440 sq ft

Total = 95.8 sq m / 1,031 sq ft



First Floor



Ground Floor

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.

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