



Stepping inside, you'll be greeted by a spacious double-aspect living room adorned with French doors that open up to the rear, allowing natural light to flood the space and offering a seamless connection between indoor and outdoor living. Adjacent to the living room, you'll find a charming dining room boasting French doors to the rear. This space is perfect for entertaining guests or enjoying family meals while enjoying views of the expansive rear garden. The downstairs is also serviced by a WC towards the front door. The kitchen is well-appointed with eye-level and floor-level units, providing ample storage space for your culinary needs. Additionally, the kitchen features a convenient breakfast area.

Ascending to the upper level, you'll discover four generously sized double bedrooms most of which have built-in storage. The master bedroom benefits from an ensuite bathroom, ensuring privacy and convenience. Additionally, there is a well-appointed family bathroom, catering to the needs of the entire household.

To accommodate vehicles and offer additional storage, the property includes a double garage, providing a practical solution for parking and housing outdoor equipment.

One of the standout features of this property is its exceptional location. A mere 10-minute walk from the rear gate of the garden leads you to the nearby train station, providing convenient access to transportation options for daily commutes or exploring the surrounding area. Situated on an impressive plot spanning 0.38 acres, the property offers ample outdoor space for various possibilities, from creating a picturesque garden oasis to potentially expanding the existing structure.

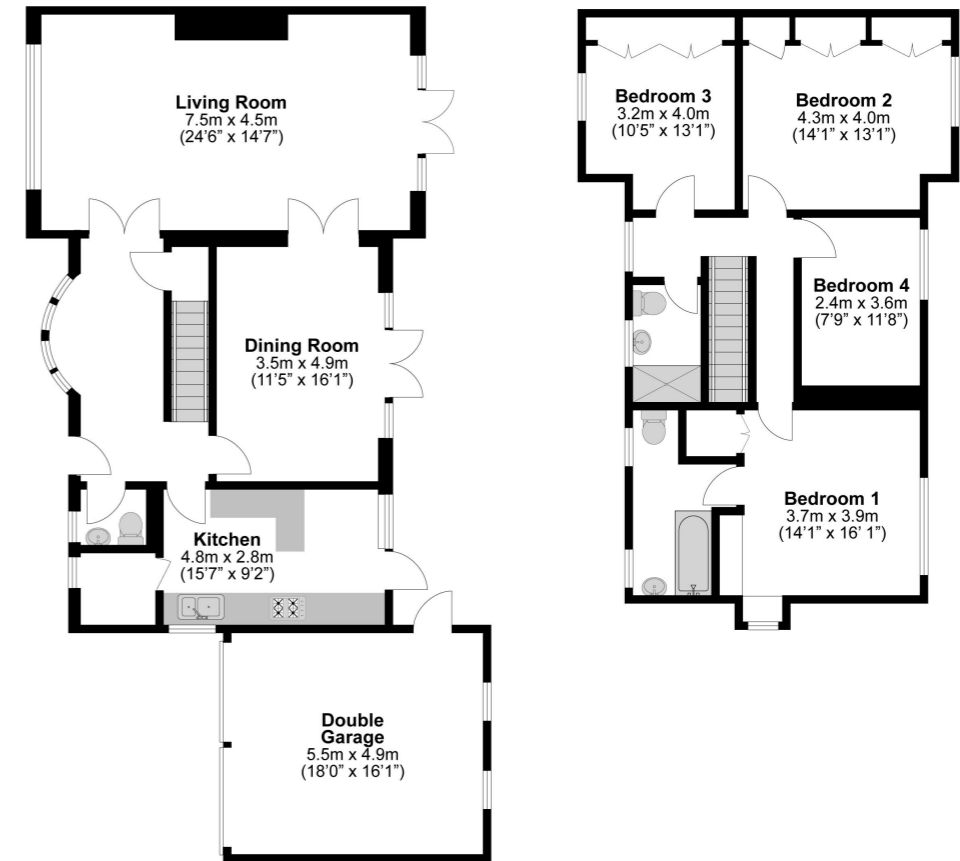


-  4 BEDROOMS
-  0.38 ACRE PLOT
-  10 MINS WALK TO GERRARD'S CROSS STATION
-  POTENTIAL TO EXTEND (STP)
-  PRIVATE ROAD
-  EPC D
-  DOUBLE GARAGE
-  COUNCIL TAX BAND - G
-  MATURE GARDEN
-  NO CHAIN

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



**Total Approximate Floor Area**  
2099 Square feet  
195 Square metres



**Illustrations are for identification purposes only, measurements are approximate, not to scale.**

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.

**Location**

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.

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.

**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.

**Schools**

- Gerrards Cross is home to several excellent schools, offering a range of educational options for children of all ages.
- Berkhamsted
  - Shiplake Collage
  - Dr Challoner's Grammar School
  - St Mary's C of E Primary School
  - Seer Green C of E Combined School
  - Beaconsfield High School
  - The Chalfonts Community College:
  - Thorpe House School
  - Gayhurst School

**Council Tax**

Band G

**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

