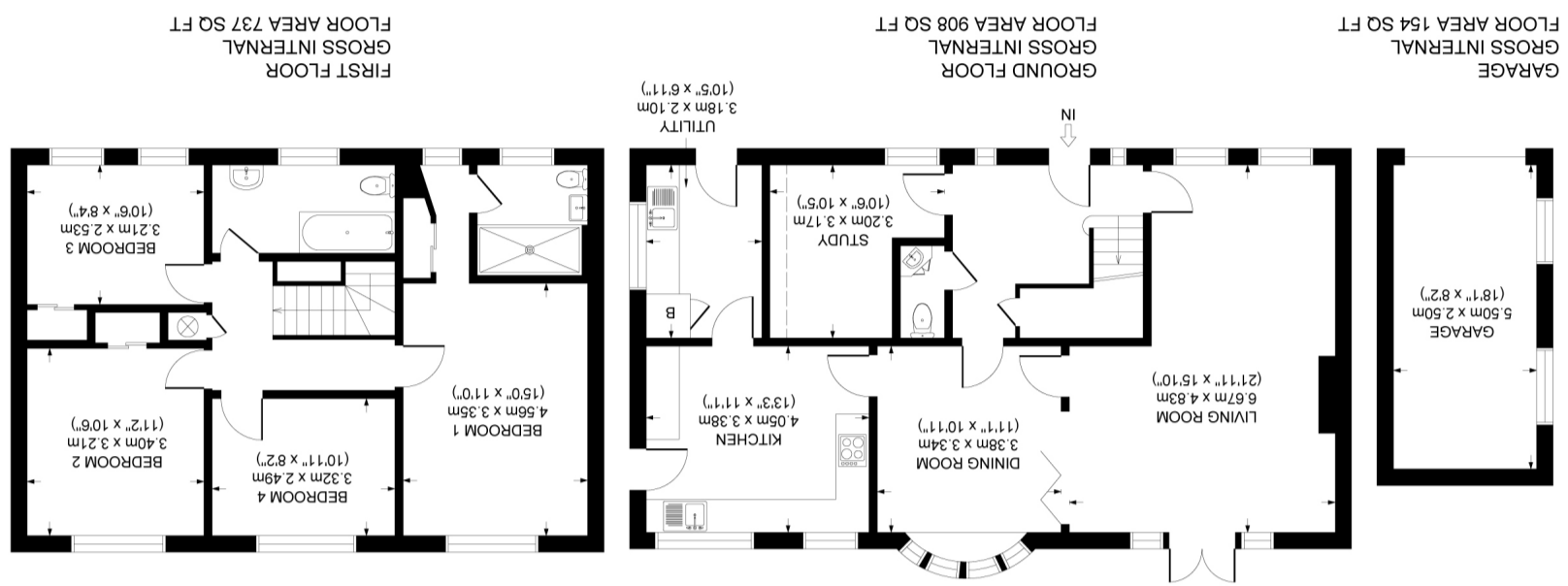


These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give nor do Messrs John Nash & Co. nor does any Partner or Employee of Messrs John Nash & Co. have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agents supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these Particulars.

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

APPROX. GROSS INTERNAL FLOOR AREA 1799 SQ FT / 167 SQ M INCL. GARAGE
 73 ORCHEHILL AVENUE, GERRARDS CROSS, SL9 8QH



Energy Efficiency Rating	
Current	Potential
G	84
Very energy efficient - lower running costs	
F	
E	
D	
C	
B	
A	
Not energy efficient - higher running costs	
G	56
England, Scotland & Wales	
EU Directive 2002/91/EC	



73 Orchehill Avenue | Gerrards Cross | Buckinghamshire | SL9 8QH

£3,950 pcm

JOHN NASH & CO.

4 Bedroom Detached House | Two Reception Rooms | Two Bathrooms | Walking distance of town centre and station | Garage and driveway parking



A beautifully presented, 4 bedroom detached family home ideally located within walking distance of the town centre and Chiltern Line station. This spacious property is bright and airy with doors opening onto the patio and large garden with mature shrubs and trees. There is a single garage and driveway parking to front of the property. Gardener included. EPC-D

UNFURNISHED - AVAILABLE APRIL

Entrance Hall

Cloakroom

Low level W.C, wash hand basin set in vanity unit, mirror

Understairs storage

Study

Built in shelving, radiator

Sitting room

Fireplace with electric log effect fire, double aspect view, patio doors to garden

Dining Room

Bi fold doors to sitting room create a wonderful open plan entertaining space

Kitchen

Electric double oven, 5 ring electric hob and extractor hood, integrated appliances of large fridge, freezer, dishwasher, good range of wall and base units, windows to rear garden, door to side access

Utility room

Washing machine, tumble dryer,, stainless steel sink, wall & base units, door to outside



First Floor

Bedroom 1

Rear aspect, built in wardrobe
4.56m x 3.35m (15'0" x 11'0")

En Suite

Double shower cubicle, drench shower, low level W.C, wash hand basin set in vanity unit, mirror

Bedroom 2

Rear aspect, built in wardrobe,
3.40m x 3.21m (11'2" x 10'6")

Bedroom 3

3.21m x 2.53m (10'6" x 8'4")

Bedroom 4

3.32m x 2.49m (10'11" x 8'2")

Family Bathroom

bath with shower over, shower screen, low level W.C, wash hand basin, mirror, shaving point

Outside

Single garage

Driveway parking

Garden

Composite decking, lovely garden with mature shrubs and trees

