

An extremely spacious and very well-presented, five bedroom detached family home conveniently located within nine minutes walking distance of Gerrards Cross Town Centre and Station.

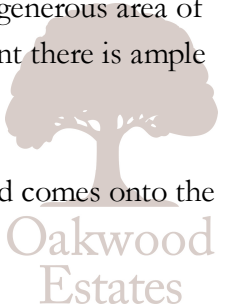
The accommodation to the ground floor features, bright and airy entrance hallway, striking main reception room with double aspect and access out to the stunning rear garden, dining room, spacious kitchen/breakfast room, ground floor W.C, study and a further reception room.

The granite kitchen/breakfast room is generously proportioned with an excellent range of fitted units and ample room for dining table and chairs and door leading through to the useful utility room.

To the first floor the large principal bedroom benefits from a large dressing room and en-suite bathroom, there are four further generous bedrooms, one with en-suite and a neatly presented family bathroom completing this floor.

Externally the rear garden is an absolute delight with paved patio area which leads onto a very generous area of lawn with attractive shrubs, established trees and panel fencing all providing privacy. To the front there is ample parking set behind iron wrought gates and a detached double garage.

The property is an excellent family purchase due to its generous size and convenient location and comes onto the market with no onward chain allowing for the possibility of a quick sale.



Property Information

- **FIVE BEDROOM DETACHED FAMILY HOME**
- **3701 SQFT**
- **GATED ENTRANCE**
- **FOUR RECEPTION ROOMS**
- **THREE BATHROOMS**
- **NO CHAIN**
- **0.47 ACRE PLOT**
- **NINE MINUTES WALK TO STATION (CHILTERN LINE)**
- **25FT GRANITE KITCHEN/BREAKFAST ROOM**
- **MASTER BEDROOM WITH DRESSING ROOM/ENSUITE**
- **18FT DOUBLE GARAGE**

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

Location

Gerrards Cross is a small town located in the South Bucks district of Buckinghamshire. 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.

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.

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 M25 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.

Education

South Buckinghamshire is widely renowned for its high quality of schooling, some of the schools available are:

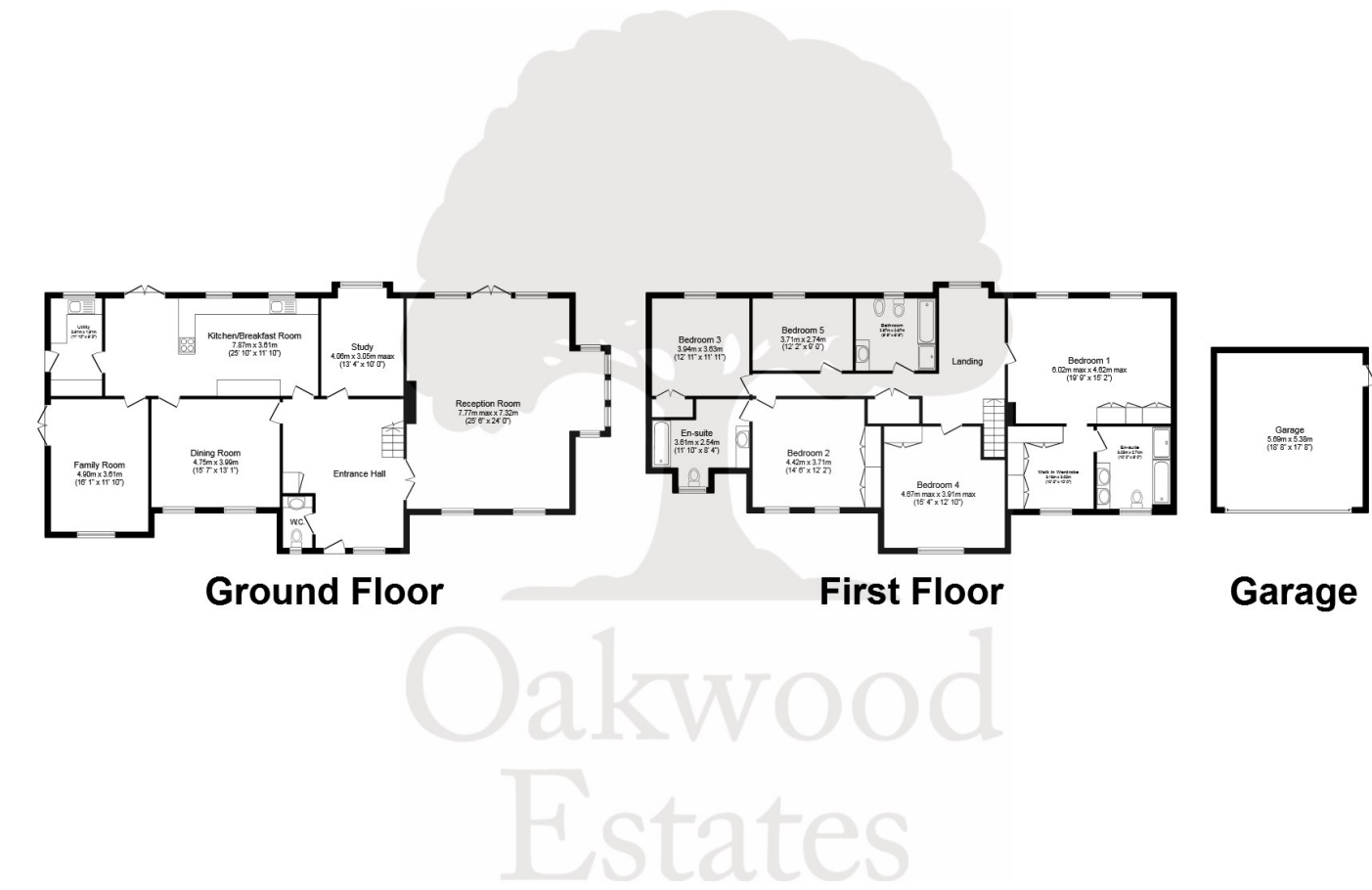
- Dr Challoner's Grammar School
- Dr Challoner's High School
- Chesham Grammar School
- The Royal Grammar School
- Beaconsfield High School
- John Hampden Grammar School
- The Gerrards Cross CoFE School
- Davenies School
- The Beacon School
- Gayhurst School
- Thorpe House School
- St Mary's School, Gerrards Cross
- The Chalfonts Community College

Please note that these schools may have specific catchment areas or admission criteria. It is recommended to directly contact the schools for further information, including enrollment procedures and open spaces availability.

Council Tax

Band H

Floor Plan



Total floor area 343.8 sq.m. (3,701 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

