



Woodlands, Gerrards Cross
Buckinghamshire, SL9



Beyond your expectations

Detached home, over 4 floors, 3500+ sqft

Hamptons International

36 Packhorse Road, Gerrards Cross, Bucks, SL9 8ED

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www.hamptons.co.uk

Basement: 18'6 Garage | Utility | Games Room | Ensuite Bedroom; Ground Floor: Entrance Hall | Dining Room | Family Room | Living Room | Kitchen Breakfast | WC; 1st Floor: Master Bedroom Suite | Two Further Bedroom Suites; 2nd Floor: 2 Bedrooms | Family Bathroom.

Offers in excess of £1,250,000 Freehold

Description

Splendidly situated in central Gerrards Cross lies this imposing 6 bedroom detached modern family home set over four floors with south westerly rear gardens. The property has been extensively renovated in recent months, offering contemporary living space & layout. NO ONWARD CHAIN.

Outside

The property boasts generous parking to the front for several vehicles with steps leading to the front door. The 90ft south westerly aspect rear gardens are mostly laid to lawn with large patio terrace, planting of varying heights & mature trees.

Location

Well situated on the much sought after north side of central Gerrards Cross which provides excellent day to day shopping facilities including Waitrose, M&S Food Hall, Tesco & Sainsburys Local, Chiltern Line rail link to London Marylebone (fast services 18 minutes), community library, Everyman cinema, hotels and a variety of restaurants. The lovely wooded and green recreational spaces of East and West Commons are only a few hundred yards away. The national motorway network is accessed via the A413 and A40 at Junction 1 M40 (Denham) also linking to Heathrow and Gatwick airports.

Additional Information

South Buckinghamshire is renowned for its excellent

range of schooling both state and independent - further information can be sourced via www.buckscc.gov.uk, www.southbucks.gov.uk, www.ofsted.gov.uk or www.schools-search.co.uk (using the Postcode SL9 8).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	76	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Woodlands, Gerrards Cross
Main House internal area 3,053 sq ft (284 sq m)
Garage internal area 325 sq ft (30 sq m)
Total internal area 3,378 sq ft (314 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

