



31 Birchdale, Gerrards Cross, Buckinghamshire

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# 31 Birchdale, Gerrards Cross, Buckinghamshire SL9 7JB

A large and impressive detached house having been significantly improved and extended by the current owners.

Gerrards Cross mainline station 1.7 miles (London Marylebone 23 minutes), M40 (J1) 3.7 miles, Uxbridge town centre 6.1 miles, Heathrow airport (Terminal 5) 13 miles, Central London approx 22 miles

Entrance hall | Cloakroom | Sitting room  
Kitchen/dining/living room | Utility room  
Study | Office | Principal bedroom with en suite bathroom | Bedroom two with en suite shower room | Two further bedrooms | Family bathroom  
Garden | EPC rating C

## The property

A fingerprint recognition secure front door allows access to a wide and welcoming entrance hall with views through the house to the generous rear garden beyond. There are three cosy reception rooms off the hallway but the real heart of the house is a fabulous open plan kitchen/dining/living space with bi-folding doors to the rear garden. Sleek and stylish cupboards are complimented by an excellent range of domestic appliances and a central island unit. Also on the ground floor is a useful space kitchen/utility room and the cloakroom.

On the first floor a large landing features a lovely light sitting area. There are four good size bedrooms and three bathrooms, two of which are en suite.

## Outside

The front of the house is approached over a shingle driveway offering ample parking space.

The rear garden is a generous size laid mainly to lawn with mature trees shrubs and bushes providing a good degree of privacy.

## Location

Gerrards Cross is a picturesque and highly-convenient town with a wide range of shopping facilities, including, Waitrose and Tesco, as well as a host of independent stores, hotels, restaurants, cafés, public houses, a cinema, community library and health centre. Local sporting amenities are excellent and include Gerrards Cross Squash Club, Gerrards Cross Golf Club and Dukes Wood Sports Club, the latter offering tennis, cricket and hockey. Ideal for the commuter, the nearby M40 links to the M25, M1, M4, and Heathrow/Gatwick airports, while Gerrards Cross station offers a speedy Chiltern Rail link to London Marylebone.

The area offers a good selection of state primary and secondary schooling including The Gerrards Cross C of E School and Fulmer Infant School (both rated Outstanding by Ofsted) together with grammar schools and a wide range of independent schools including St. Mary's, Thorpe House, Gayhurst and Maltman's Green.









Floorplans  
House internal area 2,883 sq ft (267.9 sq m)  
For identification purposes only.



## Directions

From Strutt & Parker's Gerrards Cross office, proceed south on Packhorse Road. At the A40 traffic lights go straight on into Windsor Road and turn left at the next set of traffic lights into Dukes Wood Drive and immediately left again into the continuation of Dukes Wood Drive. Take the third turning on the right into Daleside and then first right into Birchdale where the property can be found a short distance along on the right hand side.

## General

**Local Authority:** South Buckinghamshire

**Services:** Mains gas, electric, water and drainage.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,375,000

## Gerrards Cross

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