

7 Cheyne Close
Gerrards Cross



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Four bedroom family residence,
set within a small cul-de-sac on the
extremely popular Dukes Wood
estate.

Subject to planning consent (STPP), this property presents considerable scope for additional living space, allowing the home to be tailored to future needs.

A bright and welcoming inner hallway provides direct access to the garage. Double doors open onto the main reception hallway, creating a seamless flow between the living spaces. The spacious living room and dining room have French doors leading to the rear patio. The dedicated study overlooking the front garden, perfect for home office or snug, while the convenient cloakroom serves guests. There is a fully equipped kitchen with built-in units and appliances, and a doorway to a separate utility room for added practicality.

All four bedrooms are situated on the first floor. The principal bedroom benefits from built-in wardrobes, providing ample storage. A large family bathroom serves all the bedrooms.

The property offers a private driveway with parking for cars, access to the garage and tended lawn. The rear garden is of a good size area laid mainly to lawn with boundaries enclosed by fencing and shrubbery, providing privacy and low-maintenance appeal, complete with large patio area for outside entertaining.



Location

Gerrards Cross offers a wide range of shopping facilities, including Waitrose and Tesco, as well as a host of independent stores and restaurants, hotels, public houses, an Everyman cinema, health centre and community library.

Ideal for the commuter, the motorway network can be accessed at Junction 1 M40 (Denham), linking to the M25, M1, M4 and Heathrow/Gatwick airports, while Gerrards Cross station boasts a speedy Chiltern Rail link to London Marylebone.

South Buckinghamshire is renowned for its excellent range of state schooling for boys and girls, including Gerrards Cross CofE School, St Josephs Catholic primary school and Beaconsfield High School, together with a good selection of noted independent schools include St Mary's, Thorpe House, Gayhurst and Maltman's Green.

Postcode region: SL9

General

Local Authority: Buckinghamshire
Services: mains gas, electricity, water and drainage
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,651 sq ft (153 sq m)

Four bedrooms

Three reception rooms

Landscaped garden

Garage

Freehold | Town

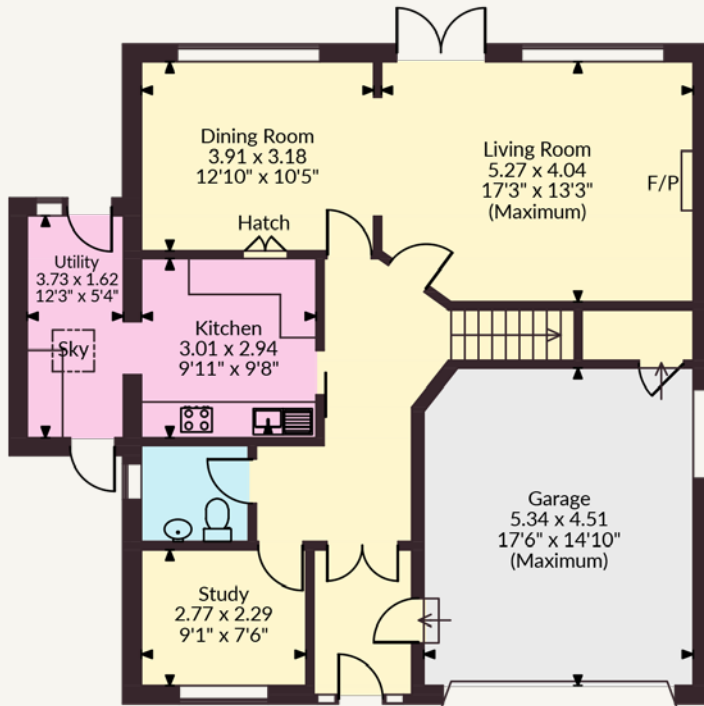
Guide price £1,150,000

Cheyne Close, Gerrards Cross

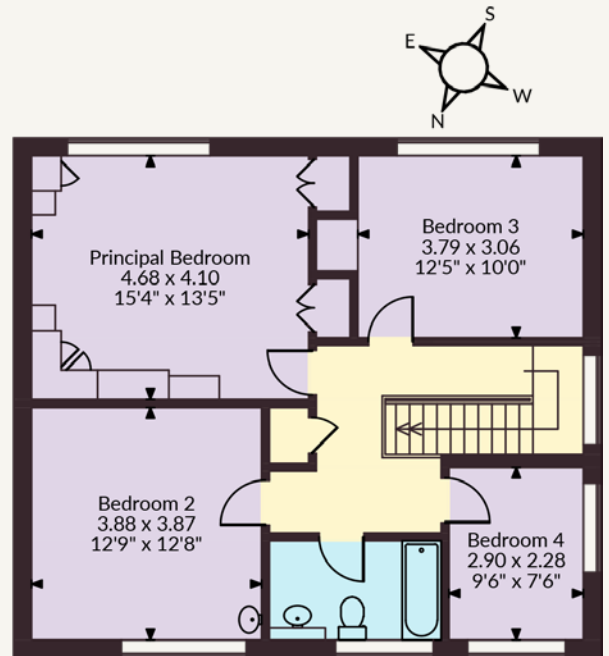
Main House internal area 1,651 sq ft (153 sq m)

Garage internal area 258 sq ft (24 sq m)

Total internal area 1,909 sq ft (177 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Strutt & Parker Gerrards Cross

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