



Norwyn, 3 Ethorpe Close, Gerrards Cross,
Buckinghamshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Norwyn

3 Ethorpe Close

Gerrards Cross

Buckinghamshire

SL9 8PL

A rare opportunity to purchase a three bedroom detached house in the heart of Gerrards Cross town centre and within striking distance of the train station.

Gerrards Cross mainline station 0.3 miles (London Marylebone, 23 mins), M40 (Jct 1) 4.6 miles, Heathrow Airport (Terminal 5) 13.5 miles, central London approx. 21 mile

Enranch Hall | Cloakroom | Living room
Dining room | Conservatory | Kitchen | Utility room | Principal bedroom with en suite | Two further bedrooms | Family bathroom | Garden
Driveway parking | EPC Rating D

The property

OFFERED NO ONWARD CHAIN This light and well-presented detached family home enjoys a most convenient location at the heart of Gerrards Cross, with the added benefit of driveway parking and a delightful garden.

The internal accommodation comprises a welcoming reception hall with cloakroom. There are two well-proportioned reception rooms including a sitting room that offers built in cabinetry and shelving, whilst enjoying views over the front gardens via a bay window. The adjoining dining room, with feature fireplace, is of an open plan style and flows seamlessly through to an attractive conservatory. To one side is a well-appointed, fitted kitchen, set upon an attractive tiled floor, that incorporates an extensive range of 'Shaker' style cupboards and drawers, complimented by granite worktops.

Integrated appliances include an electric double oven, gas hob and dishwasher. There is also a utility room, complete with washer, dryer, water softener and sink.

To the first floor are three good size bedrooms; all of which have the benefit of built in wardrobes. The principle bedroom also has a well-appointed en suite shower. Servicing the remaining bedrooms is a luxurious family bath and shower suite.

Outside

The property is approached to the front via a spacious brick paved driveway that provides off street parking for several vehicles. Double gates to one side lead to the rear garden, consisting of a brick paved patio terrace, a separate terrace with an attractive pergola, laid to lawn area and a useful timber tool shed. The whole enjoys a pleasant degree of seclusion, enclosed by panel fences.

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 CofE 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 1,744 sq ft (162.0 sq m)
For identification purposes only.



Directions

From Strutt & Parker's office in Gerrards Cross head south and take the first turning on the right into EThorpe Crescent. Continue into EThorpe Close and the property can be found a short distance along on the left hand side.

General

///what3words: native.copy.bought

Local Authority: South Buckinghamshire

Services: Mains gas, electric, water and drainage.

Council Tax: Band G

EPC: D

Tenure: Freehold

Guide Price: £1,195,000

Gerrards Cross

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