



82 Fulmer Drive, Gerrards Cross, Buckinghamshire

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& PARKER**

BNP PARIBAS GROUP 

82 Fulmer Drive, Gerrards Cross, Buckinghamshire SL9 7HE

A fine opportunity to acquire this south facing property set on a generous level plot on the sought after Fulmer Drive. The property lends itself well for complete modernisation and extension or potential replacement with a new dwelling subject to obtaining planning consent and is one of the few remaining large plots on the Dukes Wood estate.

Gerrards Cross Train Station 1.4 miles , (London Marylebone 23 minutes), Beaconsfield 5.2 miles, Heathrow Airport (Terminal 5) 12.1 miles

Two reception rooms | Kitchen/dining room
Utility | Cloakroom | Four bedrooms | Two
bathrooms | Garage | EPC Rating D

The property

Entering the property to the ground floor, there are two reception rooms, kitchen / dining room, utility room, cloakroom, and access to the garage.

On the first floor there are four bedrooms and two bathrooms.

Outside

Outside, the property currently offers parking for several cars. The level rear garden is well protected and enclosed by shaped hedging and boundaries.

Location

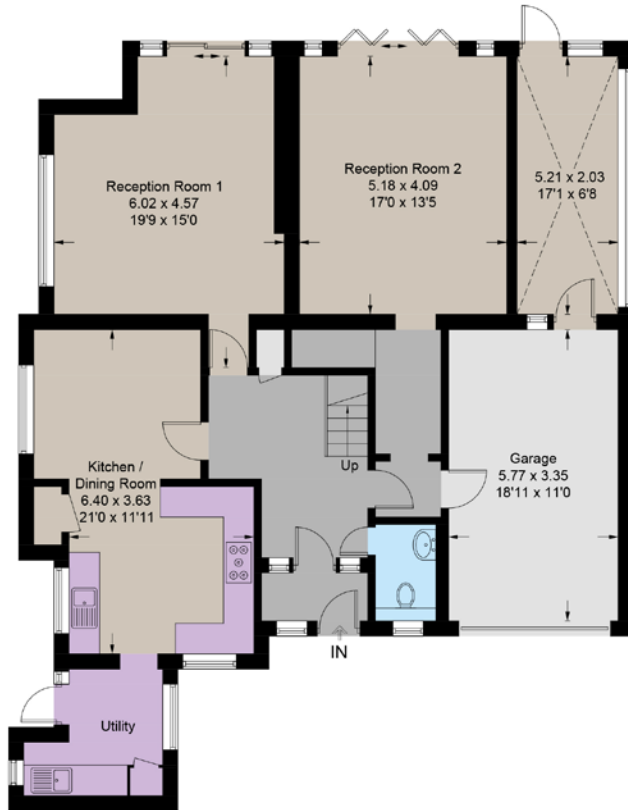
Gerrards Cross is a picturesque and highly convenient town with a wide range of shopping facilities, including, Waitrose and Tesco, as well as a host of independent stores, hotels, restaurants, cafés, public houses, a cinema, community library and health centre. Local sporting amenities are excellent 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, together with grammar schools and a wide range of independent schools including St. Mary's, Thorpe House, Gayhurst and Maltman's Green.





Approximate Gross Internal Area = 208.3 sq m / 2243 sq ft
(Including Garage)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Directions

What3words:///gasp.motel.minute

General

Local Authority: South Bucks District Council

Services: Mains gas, electric, water and drainage

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,825,000

Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

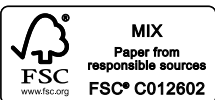
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