



Sheridan Lodge
Fulmer Road, Gerrards Cross

**STRUTT
& PARKER**
BNP PARIBAS GROUP

A charming detached family home close to the town of Gerrards Cross

An imposing detached family residence offering spacious and versatile accommodation throughout



5 RECEPTION
ROOMS



5 BEDROOMS



3 BATHROOMS



PRIVATE
PARKING



LANDSCAPED
GARDEN



FREEHOLD



TOWN



3,155 SQ FT



GUIDE PRICE
£1,500,000



The property

Upon entering the property, the light reception hallway leads to the spacious living room, separate dining room, study, family room and kitchen breakfast room. The kitchen is comprehensively fitted with a range of base and eye level units, integrated appliances, and centre work island. From here, access is also provided to the utility room and large conservatory.

On the first floor there are five good sized bedrooms. The principal bedroom benefits from an ensuite bathroom. There are two further bathroom / shower rooms.



Outside

Outside, the property offers private parking. The rear garden offers a level lawn surrounded by planted borders and a large patio area ideal for al fresco dining and entertaining.

Location

Gerrards Cross offers a wide range of shopping facilities, including Waitrose and Tesco, as well as a host of independent stores and a good number of varied restaurants, hotels, public houses, an Everyman cinema 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 primary, secondary and grammar schooling, together with a good selection of noted independent schools.

Distances

- London Heathrow Airport 12.2 miles

Nearby Stations

- Gerrards Cross approx. 1.4 miles

Key Locations

- Gerrards Cross Lawn and Tennis Club
- Cliveden House and Spa
- Windsor Castle

Nearby Schools

- Gerrards Cross CofE School
- St Joseph's Catholic School
- Fulmer Infant School
- Thorpe House School
- Gayhurst School
- Maltman's School
- The Beaconsfield School
- Beaconsfield High School
- St Mary's School



Approximate Gross Internal Area
 Ground Floor = 179.5 sq m / 1,932 sq ft
 First Floor = 113.6 sq m / 1,223 sq ft
 (Excluding Void)
 Total = 293.1 sq m / 3,155 sq ft



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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Floorplans

House internal area 3,155 sq ft (293.1 sq m)

For identification purposes only.

Directions

SL9 7EF

what3words: ///hangs.shall.often

General

Local Authority: Buckinghamshire Council

Services: Mains gas, electric, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

Tenure: Freehold

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Gerrards Cross

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