

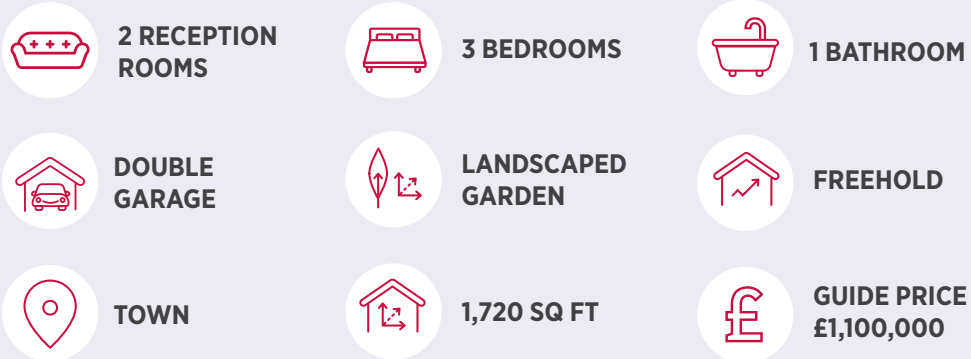


6 Howards Thicket

Gerrards Cross, Buckinghamshire

A three bedroom detached house standing in generous gardens of approximately a quarter of an acre.

Situated on the ever popular Dukes Wood Estate, this property offers excellent scope for updating or development.



The property

This three bedroom house sits in good size gardens and presents superb potential for modernisation and extension STC.

The property is approached through a welcoming entrance hall with access to a downstairs cloakroom. The bright and airy accommodation includes two good size reception rooms with large picture windows. The kitchen is well equipped with domestic appliances and has excellent views over the rear garden.

On the first floor there are three bedrooms and a modern bathroom.



Outside

The property has a wide frontage to the road and includes an area of lawn and driveway providing parking and a access to the double garage.

The rear garden is laid mainly to lawn, well screened by mature shrubs and hedging. There is a patio area adjacent to the rear of the property, ideal for al fresco entertaining. The total plot size extends to approximately a quarter of an acre.

Location

Gerrards Cross Town boasts a wide variety of shopping facilities, including Waitrose, Tesco, boutiques, public houses, restaurants, an Everyman cinema and communtiy library.

The Chiltern Line station provides fast commuter links to Central London, while the nearby M25 & M40 motorways provide easy access to London Heathrow and London Luton airports and the national motorway network.

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.

The area offers a good selection of state primary and secondary schooling together with grammar schools and a wide range of independent schools.



Distances

- London Heathrow Airport approx. 12 miles

Nearby Stations

- Gerrards Cross Train station approx 1.5 miles

Key Locations

- Gerrards Cross
- Chalfont St Peter
- Beaconsfield

Nearby Schools

- Gerrards Cross CoFE School
- St Joseph's Catholic School
- Thorpe House
- Gayhurst
- Beaconsfield High School
- St Mary's School



Approximate Gross Internal Area
 Ground Floor = 72.1 sq m / 776 sq ft
 First Floor = 49.7 sq m / 535 sq ft
 Outbuilding = 38.0 sq m / 409 sq ft
 Total = 159.8 sq m / 1,720 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 1,720 sq ft (159.8 sq m) includes outbuilding
 For identification purposes only.

Directions

SL9 7NX

what3words: ///jelly.gentle.keen

General

Local Authority: South Buckinghamshire

Services: Mains gas, electricity, water and drainage

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

Council Tax: G

EPC Rating: D

Tenure: Freehold

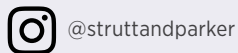
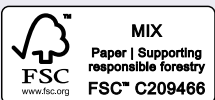
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Gerrards Cross

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