



12 Larchmoor Park, Gerrards Cross Road, Stoke Poges

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& PARKER**

BNP PARIBAS GROUP

12 Larchmoor Park Gerrards Cross Road Stoke Poges Buckinghamshire SL2 4EY

A delightful two bedroom first floor flat located within the highly sought after Larchmoor Park development.

Gerrards Cross town centre 2.3 miles, Gerrards Cross mainline station 2.8 miles (London Marylebone 23 minutes fast train), M40 (Jct 2) 3.9 miles, central London 22 miles

Communal entrance hall | Private entrance hall
Sitting room | Kitchen | 2 Bedrooms | Bathroom
Beautifully landscaped communal gardens
Tennis court | Parking | Garage | EPC Rating D

The property

Entering the main building the staircase leads to the first floor where flat 12 can be found. Upon entering the property, access is provided to both bedrooms, fully fitted kitchen, family bathroom and sitting room. All of the rooms enjoy elevated views to the front of the property.

Outside

The development is accessed via hung wrought iron electric gates and a sweeping driveway through the several acres of communal grounds. There is also the added benefit of a residents' tennis court. Flat 12 is also being sold with the ownership of a single garage within a communal block.

Location

Stoke Poges, in the south of Buckinghamshire, is a semi-rural village, about one mile east of Farnham Common and within easy reach of Gerrards Cross, with its fast rail links to central London (23 minutes to London Marylebone). The village boasts excellent amenities, including a supermarket, post office, doctor's surgery, pharmacy and village pub.

There are excellent leisure facilities in and surrounding Stoke Poges, including outstanding golf courses at Wexham Park Golf Course and Farnham Park Golf Club. Additional amenities are close-at-hand in nearby Gerrards Cross, while Uxbridge offers a superb choice of shopping, supermarkets and leisure facilities.

South Buckinghamshire is renowned for its excellent range of state schooling for boys and girls, including Fulmer Infant School, The Gerrards Cross CofE School (both rated Outstanding by Ofsted) and the Chalfonts Community College together with notable independent schools include St. Mary's, Thorpe House, Gayhurst and Maltmans Green.





Floorplan
Internal area 532 sq ft (49.4 sq m)
Garage 140 sq ft (13 sq m)
Total 672 sq ft (62.4 sq m)
For identification purposes only.



Directions

From Strutt & Parker's Gerrards Cross office, head south on Packhorse Road (B416) and at the traffic lights go straight on into Windsor Road. After approximately 2 miles go through the cross roads and Larchmoor Park will be found on your right hand side.

General

Local Authority: Buckinghamshire Council
Services: Gas, electric, mains water and mains drainage.
Council Tax: Band D
Tenure: Leasehold
Lease: 999years from 2006
Service charge: £1,700 pa
Guide Price: £330,000

Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

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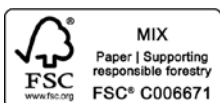
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