



62 Latchmoor Way, Gerrards Cross, Buckinghamshire

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# 62 Latchmoor Way Gerrards Cross Buckinghamshire SL9 8LT

A detached character home ideally located in one of Gerrards Cross' most prestigious areas, within easy reach of the town centre and railway station.

Gerrards Cross town centre and station 0.7 miles, Gerrards (London Marylebone 23 minutes fast train), M40 (Jct 2) 5.1 miles, Heathrow Airport (Terminal 5) 13.7 miles, Central London approx. 21 miles.

Entrance hall | Cloakroom | Living room  
Dining room | Kitchen | Conservatory  
Four bedrooms | Family bathroom  
Gardens | Garage | EPC Rating E

## The Property

The property requires complete renovation with tremendous potential for extensions and/or redevelopment subject to planning permission.

Upon entering the property, the entrance hall leads to the living room, dining room, kitchen and cloakroom. There is also a conservatory off of the living room, providing access to the garden. The kitchen also provides access to the side of the property to the rear garden.

Upstairs there are four bedrooms, a bathroom and separate cloakroom.

## Outside

The front of the property is laid mainly to lawn with access to the garage and to the rear is a good size garden measuring approximately 60ft x 63ft.

## 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 schooling for boys and girls, including Dr Challoner's Grammar School, Dr Challoner's High School, Beaconsfield High School, Gerrards Cross CofE School (all rated Outstanding by Ofsted), together with a good selection of noted independent schools including St Mary's, Thorpe House, Gayhurst and Maltman's Green.







Floorplans  
House internal area 1,878 sq ft (174.5 sq m)  
Garage 158 sq ft (14.7 sq m)  
For identification purposes only.



## Directions

From Strutt & Parker's office in Gerrards Cross proceed North on the Packhorse Road towards Chalfont St Peter and take the first turning on the left into Orchehill Avenue. Take the fourth turning on the right into Latchmoor Way and the property can be found towards the end on the left hand side.

## General

**Local Authority:** Chiltern District Council  
**Planning:** Prospective purchasers should make their own enquiries to the local planning authority.  
**Services:** Gas, electric, mains water and mains drainage  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £1,250,000

## Gerrards Cross

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