



Lawray Cottage, 6 Miller Place, Gerrards Cross,
Buckinghamshire

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& PARKER**

BNP PARIBAS GROUP

Lawray Cottage

6 Miller Place

Gerrards Cross

Buckinghamshire

SL9 7QQ

A three bedroom semi-detached home situated in a highly sought after cul de sac within a stone's throw of Gerrards Cross village centre and station.

Gerrards Cross mainline station 0.5 miles (London Marylebone 23 minutes), M40 (J1) 4.2 miles, Beaconsfield town centre 4.2 miles, Uxbridge town centre 6.1 miles, Central London 21 miles

Entrance hall | Lounge | Dining room
Cloakroom | Kitchen/breakfast room | Three bedrooms | En suite bathroom to main bedroom
Family bathroom | Rear garden | Garage | Front driveway | EPC Rating D

The property

The entrance hall provides access to the lounge, dining room, kitchen/breakfast room, cloakroom and integral garage. The sitting room features a fireplace with wooden surround and large sliding doors provide access to the rear garden. There is a large opening to the dining room with window overlooking the rear garden. The kitchen is comprehensively fitted with wooden floor and base level units and work surfaces over and a window overlooking the front garden. There is a cloakroom with W.C and wash hand basin.

On the first floor, the landing provides access to all three bedrooms and the family bathroom. The spacious principal bedroom is fitted with built-in wardrobes and benefits from an en suite bathroom.

Outside

To the front of the property there is a small lawned area of lawn and driveway parking as well as access to the integral single garage. There is a side gate giving access to the rear garden. To the rear there is a paved terrace and an area of lawn screened by panelled fencing.

Location

The small town of Gerrards Cross offers the perfect combination of city and countryside living, being situated close to the Chiltern Hills area of outstanding natural beauty yet within easy reach of London, the motorway network and the major airports. It offers a range of facilities including banks and a cinema, with additional choice in nearby Beaconsfield.

The town has an outstanding C of E primary school and is in catchment for several grammar schools. Nearby golf courses include Gerrards Cross, Denham & Stoke Park. To the south, Gerrards Cross Common is an attractive expanse of open grass and woodland with two ponds.





Floorplans
House internal area 1,468 sq ft (136.4 sq m)
For identification purposes only.



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

From Strutt & Parker's office in Gerrards Cross head south towards the A40 and just after Wildwood restaurant, turn right into West Common. Miller Place can be found a short distance along on the right hand side.

General

Local Authority: Buckinghamshire Council

Services: Mains gas, electric, water and drainage

Council Tax: Band G

Tenure: Freehold

Guide Price: £930,000

Gerrards Cross

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