



11 Moreland Drive
Gerrards Cross, Buckinghamshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A spacious seven bedroom family residence.

A spacious seven bedroom family residence ideally located on Moreland Drive and extremely close to Gerrards Cross Church of England school.



3 RECEPTION ROOMS



7 BEDROOMS



5 BATHROOMS



GARAGE & DRIVEWAY PARKING



SWIMMING POOL



FREEHOLD



TOWN



3,975 SQ FT



**GUIDE PRICE
£1,695,000**



The property

Upon entering the property, the reception hallway leads to all ground floor rooms including the extensive kitchen / family room / dining room with the kitchen benefitting from a utility room; also on this floor is the sitting room and games room.

On the first floor there are four bedrooms and three bathrooms, with the principal bedroom benefitting from an en suite bathroom and dressing area. On the second floor there are three further bedrooms and a bathroom.

Outside

Outside, to the front there is a garage along with parking for several cars. To the rear, there is a large patio area, ideal for entertaining, leading to a generous enclosed garden area laid to astro turf, mature shrubs and flower beds. A heated swimming pool, outside gym / changing room completes the garden.



Location

The property is situated close to the heart of Gerrards Cross, which boasts a wide variety of shopping facilities, including Waitrose, Tesco, boutiques, schools, public houses & restaurants.

The Chiltern Line station provides fast commuter links to Central London, while nearby M25 & M40 motorways provide easy access to London Heathrow Airport 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. Within an easy reach of Moreland Drive is the Gerrards Cross CofE School.

Distances

- M40/M25 (Junction 2) approx. 5 miles
- London Heathrow airport approx. 13 miles

Nearby Stations

- Gerrards Cross 1 mile (London Marylebone in approx. 23 minutes)

Key Locations

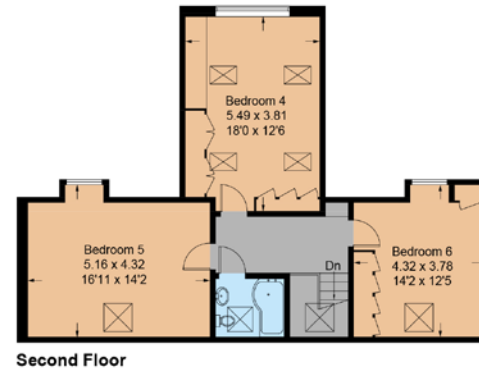
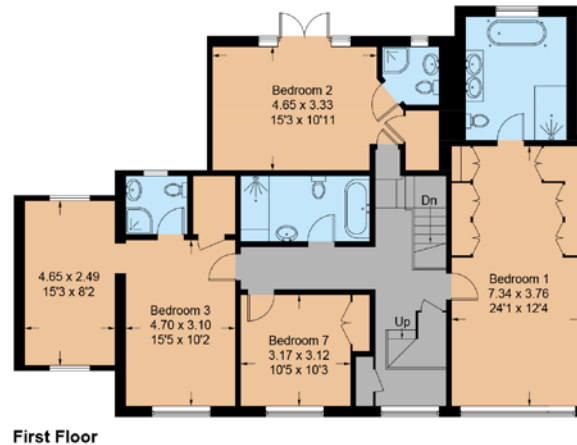
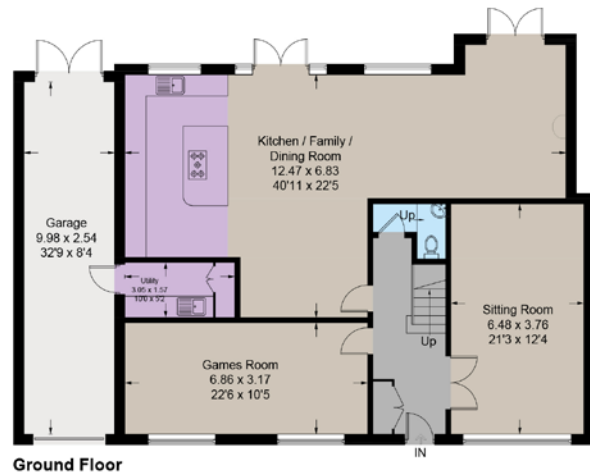
- Gerrards Cross
- Chalfont St Peter
- Beaconsfield

Nearby Schools

- Gerrards Cross CofE School
- Gayhurst School
- Thorpe House
- St Mary's School
- Beaconsfield High School
- The Beaconsfield School



Approximate Gross Internal Area
 Ground Floor (Including Garage) = 161.5 sq m / 1738 sq ft
 First Floor = 137.0 sq m / 1475 sq ft
 Second Floor = 70.8 sq m / 762 sq ft
 Total = 369.3 sq m / 3975 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

Total area including garage 3,975 sq ft (369.3 sq m)
 For identification purposes only.

Directions

SL9 8BB

what3words: ///washed.darker.feels

General

Local Authority: Buckinghamshire Council

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: C

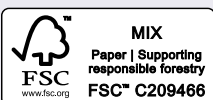
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