



30, Moreland Drive  
Gerrards Cross, Buckinghamshire



## A spacious four bedroom detached house in a highly sought-after location and with a fabulous south facing garden

Offered for sale with no onward chain, this charming family home offers considerable scope for further development, inline with other properties on this sought after road.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**OUTSIDE**



**SOUTH FACING GARDEN**



**FREEHOLD**



**TOWN**



**2,144 SQ FT**



**GUIDE PRICE  
£1,150,000**



### The property

An exciting opportunity to acquire a spacious four bedroom, two bathroom detached house situated in one of Gerrards Cross's most sought after residential roads.

Within an easy reach of Moreland Drive C of E School and the town centre, this much loved and well maintained property offers excellent potential for enhancement and extension subject to STPP.

The generous ground floor accommodation flows from a welcoming split level entrance hall, leading to three reception rooms and a kitchen/breakfast room. There is also a personal door to the double garage and a cloakroom. The spacious L shaped sitting room has French doors leading out to the sunny south facing garden.

On the first floor the landing leads to four bedrooms, the principal having an en- suite bathroom, and a family bathroom.



## Outside

To the front is a driveway providing parking and access to the double garage. Adjacent is an open plan area of lawn with mature bushes. Gated side access leads to a fabulous, south facing rear garden, with a gently sloping lawn, mature trees and a variety of flower beds. Beyond the garden is open fields and countryside.

## Location

Gerrards Cross is a popular and thriving small town with plenty of character and a good selection of pubs, restaurants and shops. With an excellent regular train service into London Marylebone and excellent links to the motorway network via the M40 and M25, plus extensive local amenities and easy access to the stunning Chiltern Hills area of outstanding natural beauty, Gerrards Cross is one of south Buckinghamshire's most highly sought after towns.

The area offers a good selection of state primary and secondary schooling including Gerrards Cross CofE School and Fulmer Infant School, together with grammar schools and a wide range of independent schools.



## Distances

- Gerrards Cross town approx. 0.8 mile
- Central London approx. 21.2 miles
- Heathrow Airport approx. 12.4 miles

## Nearby Station

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

## Key Locations

- Gerrards Cross
- Beaconsfield
- Chalfont-St-Peter

## Nearby Schools

- The Gerrards Cross CofE School
- St Mary's Gerrards Cross, Independent Girls
- Maltmans School
- Gayhurst School
- Beaconsfield High School

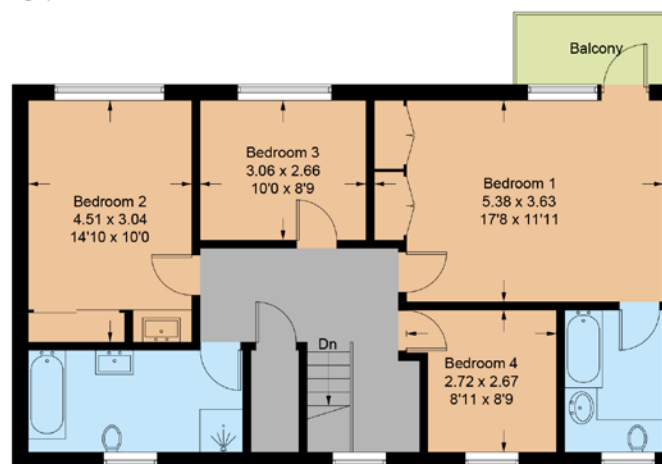




Approximate Gross Internal Area  
 Ground Floor = 121.4 sq m / 1,308 sq ft  
 First Floor = 77.7 sq m / 836 sq ft  
 Total = 199.1 sq m / 2,144 sq ft  
 (Including Garage)



**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.

## Floorplans

House internal area (including garage) 2,144 sq ft (199.1 sq m)

For identification purposes only.

## Directions

SL9 8BD

what3words: ///long/employ.flat

## General

Local Authority: Buckinghamshire Council

Services: mains gas, electric, water and drainage

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

Council Tax: Band G

EPC Rating: C

Tenure: Freehold

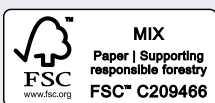
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## Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

**01753 891188**

[gerrardscross@struttandparker.com](mailto:gerrardscross@struttandparker.com)  
[struttandparker.com](https://www.struttandparker.com)



@struttandparker

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