



Dukes Wood

Oxford Road, Gerrards Cross

An attractive detached residence, within striking distance of Gerrards Cross

A four bedroom detached home with modern and period features. Ideally located for the town and train station with ample parking for several cars and a large rear enclosed garden.



2 RECEPTION ROOMS



4 BEDROOMS



1 BATHROOM



AMPLE PARKING



ENCLOSED REAR GARDEN



FREEHOLD



TOWN



2,013 SQ FT



**GUIDE PRICE
£1,400,000**



The property

Dukes Wood is a wonderful 4 bedroom detached family home with modern and period features, ideally located for the town, station and all communication routes.

The accommodation briefly comprises: Reception hallway, cloakroom with attractive tiling flowing through. Open plan reception hall/dining room with period fireplace, half turn staircase to the first floor. Doors leading into the sitting room with a period fireplace. A modern large bespoke fitted kitchen/breakfast room with separate utility room.

First floor landing leads to the principal bedroom with a door that leads onto a balcony overlooking the rear garden. There are two further double bedrooms, a single bedroom and a modern bathroom with a bath and shower.



Outside

The garden is laid mainly to lawn with mature hedging borders with addition to a patio area ideal for al fresco dining and entertaining.

Location

Dukes Wood 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 Heathrow Airport & 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.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools.



Distances

- London Heathrow Airport approx. 13 miles

Nearby Stations

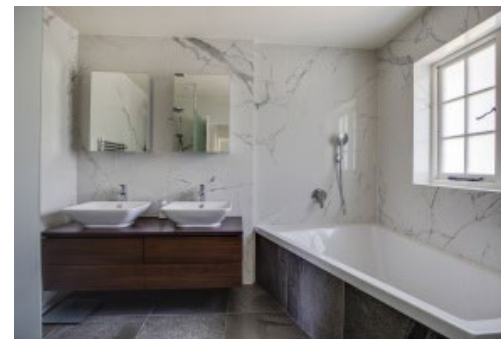
- Gerrards Cross Station approx. 0.58 miles

Key Locations

- Gerrards Cross Lawn and Tennis Club
- Cliveden House and Spa
- Windsor

Nearby Schools

- The Gerrards Cross C.E. School
- St Mary's School
- Thorpe House School
- Beaconsfield High School
- The Royal Grammar School
- John Hampden Grammar School



Approximate Gross Internal Area
 Ground Floor = 104.6 sq m / 1,226 sq ft
 First Floor = 73.1 sq m / 787 sq ft
 Total = 177.7 sq m / 2,013 sq ft



= Reduced headroom below 1.5m / 5'0"



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

House internal area 2,013 sq ft (177.7 sq m)

For identification purposes only.

Directions

SL9 7DJ

what3words: ///blocks.trail.drove

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: Band G

EPC Rating: D

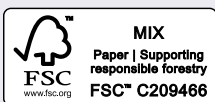
Gerrards Cross

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