












3 Rouse Court

Lower Road, Gerrards Cross, Buckinghamshire

A detached family residence within an exclusive development of just four homes.

A beautifully presented detached family home situated in a private cul-de-sac close to Gerrards Cross centre. The property has recently been redecorated and carpeted throughout and is offered with no onward chain.

 4 RECEPTION ROOMS	 5 BEDROOMS	 4 BATHROOMS
 DOUBLE GARAGE	 LANDSCAPED GARDEN	 FREEHOLD
 TOWN	 3,515 SQ FT	 GUIDE PRICE £1,500,000



The property

Entering the property, the spacious reception hallway leads to all four reception rooms, cloakroom and kitchen / breakfast room which is extensively fitted with a range of built in units, appliances and space for a large table and chairs. The sitting room enjoys front and rear aspect views with an attractive old stock brick inglenook style fireplace. There is also a spacious dining room, family room and study. A separate door leads down to the double garage, which includes ample space for a gym or storing bikes.

On the first floor, there are five good size bedrooms, including the principal bedroom which enjoys a walk in wardrobe and fully equipped en suite bathroom. Bedroom two benefits from an en suite shower room while bedrooms three and four share an en suite shower room. There is also a family bathroom on this floor.



Outside

Outside there is private parking with access to the garage which includes a storage / gym area. The rear garden offers a large patio area and landscaped borders and lawn. Boundaries are enclosed by panel fencing.

Location

Gerrards Cross offers a wide range of shopping facilities, including Waitrose and Tesco, as well as a host of independent stores and restaurants, hotels, public houses and an Everyman cinema.

In the centre of the town and West Common is an attractive expanse of open grass and woodland with two ponds. The common hosts a variety of activities including football, walking, cycling and children's play area. 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.

Distances

- Gerrards Cross Town approx. 1.1 miles

Nearby Stations

- Gerrards Cross Station approx. 0.7 miles

Key Locations

- Gerrards Cross
- Chalfont St Peter
- Beaconsfield

Nearby Schools

- Gerrards Cross CoFE School
- St Joseph's Catholic Primary School
- Beaconsfield High School
- Dr Challoner's High & Grammar Schools
- Chalfont Community College
- St Mary's School
- Thorpe House School



Approximate Gross Internal Area = 326.5 sq m / 3,515 sq ft
(Including Garage)



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 (including garage)
3,515 sq ft (326.5 sq m)
For identification purposes only.

Directions

SL9 0NJ

what3words: ///dollar.total.pizza

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: H

EPC Rating: C

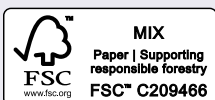
Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

01753 891188

gerrardscross@struttandparker.com
struttandparker.com

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