



3 St Huberts Close,
Gerrards Cross, Buckinghamshire

A handsome 4 bedroom neo-Georgian style residence

The property offers well balanced accommodation and is located within an extremely popular road.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



0.174 ACRES



FREEHOLD



TOWN



2330 SQ FT



**GUIDE PRICE
1,325,000**



The property

Upon entering the reception hallway to the property, immediately a delightful sense of ambience is felt. From this point, access is provided to the first floor and landing and doorways leading through to the cloakroom, kitchen, living room and dining room.

The kitchen is comprehensively equipped with a good range of base and eye levels units and integrated appliances. From here the kitchen offers a wide opening into the conservatory with delightful views of the rear garden.

On the first floor, doorways lead to all four bedrooms including the principal bedroom with an en-suite bathroom. There is a family bathroom for the use of the other bedrooms.



Outside

Outside, to the front there is parking for two cars and access to the double garage. To the rear, there is a paved patio area and steps leading up to the lawn being of good size and surrounded by planted borders.

Location

Gerrards Cross is a picturesque and highly convenient town with a wide range of shopping facilities, including Waitrose, Tesco, as well as a host of independent stores, hotels, restaurants, cafes, public houses, a cinema, community library and health centre.



Distances

- M40 (Junction 2) 4.6 miles
- Heathrow Airport 11.2 miles
- Central London approx. 22 miles

Nearby Stations

- Gerrards Cross Station 1.6 miles
- (London Marylebone 23 minutes)

Key Locations

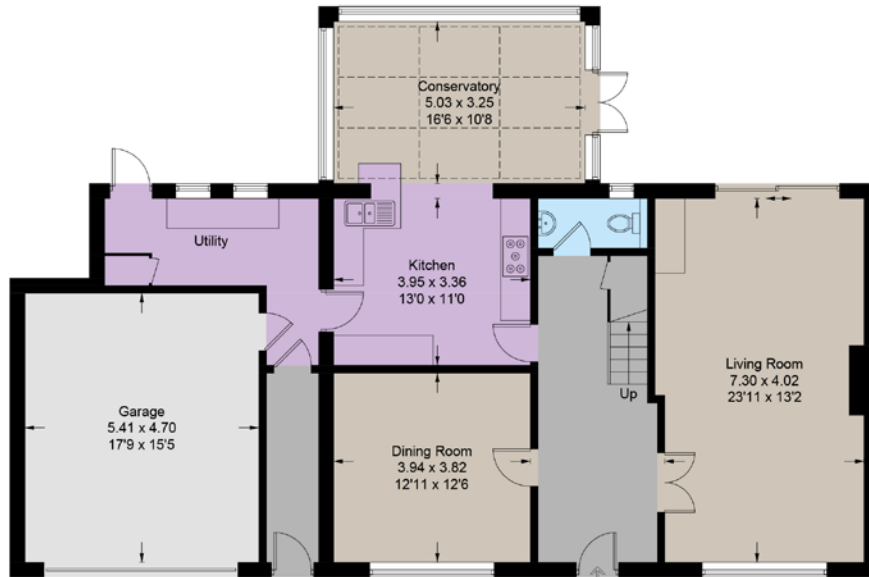
- Black Park country Park 6 miles
- Burnham Beeches 11 miles
- Windsor Castle 13.5 miles

Nearby Schools

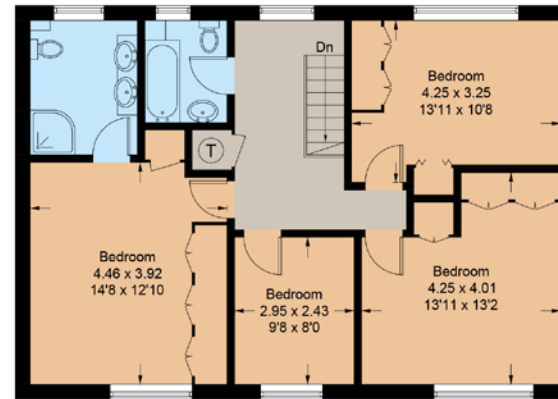
- St Mary's
- Thorpe House
- Gayhurst
- Maltmans Green
- Gerrards Cross CofE School



Approximate Gross Internal Area
Ground Floor = 138.8 sq m / 1,494 sq ft
First Floor = 77.7 sq m / 836 sq ft
Total = 216.5 sq m / 2,330 sq ft



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 2,330 sq ft (216.5 sq m)
For identification purposes only.

Directions

SL9 7EN

What three words: ///behind.curiosity.quit

General

Local Authority: Buckinghamshire Council

Services: Mains gas, electric, water and drainage

Council Tax: G

EPC Rating: C

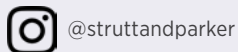
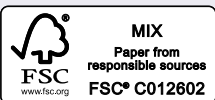
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Gerrards Cross

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