



St Huberts Close

Gerrards Cross, Buckinghamshire

A handsome four bedroom Georgian style residence located within an extremely popular residential area of Gerrards Cross.

Lovely four bedroom family home.

	2 RECEPTION ROOMS		4 BEDROOMS		2 BATHROOMS
	DOUBLE GARAGE		MATURE GARDENS		FREEHOLD
	TOWN		2,098 SQ FT		GUIDE PRICE £1,250,000

The property

Upon entering the property, the light and bright entrance hallway gives access to the main ground floor rooms and a cloakroom. The dual aspect, spacious sitting room benefits from a lovely fireplace and access to the rear garden. The kitchen/breakfast room is comprehensively equipped with a good range of base and eye level units and integrated appliances, the adjoining utility room has access to the rear garden. There is a separate dining room overlooking the front of the house.

On the first floor, the landing leads to all four bedrooms and is serviced by a family bathroom. The principal bedroom benefits from the use of an en suite bathroom.



Outside

To the front of the property, there is private off road parking, access to the double garage and side gate with access to the rear garden. The generous rear garden is laid predominantly to lawn surrounded by planted borders, shrubbery and a lovely spacious patio area ideal, for al fresco dining and entertaining.

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.

There are excellent road links, with the M25 and M40 easily accessible, while Gerrards Cross mainline station with its fast route to London Marylebone (approx. 20 minutes).

South Buckinghamshire is renowned for its excellent range of state and independent schooling for girls and boys.

Distances

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

Nearby Stations

- Gerrards Cross 1.6 miles

Key Locations

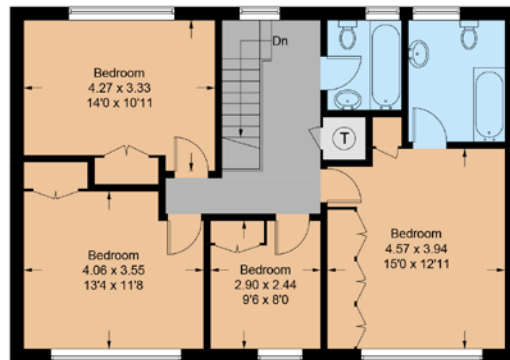
- Black Park Country Park
- Burnham Beeches
- Windsor Castle

Nearby Schools

- Thorpe House School
- Gayhurst School
- Maltman's Green School
- St Mary's School



Approximate Gross Internal Area
 Ground Floor = 116.8 sq m / 1,257 sq ft
 First Floor = 78.1 sq m / 841 sq ft
 Total = 194.9 sq m / 2,098 sq ft
 (Including Garage / Excluding External Cupboard)



First Floor



Ground 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.

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Floorplans

House internal area (including garage) 2,098 sq ft (194.9 sq m)

For identification purposes only.

Directions

SL9 7EN

what3words: ///scan.twins.dawn

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: G

EPC Rating: C

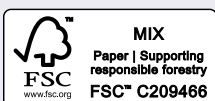
Gerrards Cross

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