



Mistylaw, 9 Valley Way, Gerrards Cross, Buckinghamshire

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BNP PARIBAS GROUP 

Mistylaw 9 Valley Way, Gerrards Cross, Buckinghamshire SL9 7PL

A fabulous opportunity to acquire a potential building plot located within the most highly sought after private estate in Gerrards Cross with direct access to The Camp.

Gerrards Cross train station 1.1 miles, Gerrards Cross to London Marylebone 23 minutes, M40 (J1) 4.3 miles, M25 (J16) 4.9 miles, Heathrow Airport (Terminal 5) 12.2 miles, Central London approx 20 miles.

Entrance hall | Cloakroom | Living room
Kitchen | Dining room | Annexe | Four bedrooms
Bathroom | Garden | Garage | EPC Rating D

The property

A habitable existing dwelling currently sits within the plot approaching 0.5 of an acre.

A substantial new dwelling could potentially be built, subject to obtaining planning permission from the local planning authority.

Location

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

Ideal for the commuter, the motorway network can be accessed at Junction 1 M40 (Denham), linking to the M25, M1, M4 and Heathrow/Gatwick airports, while Gerrards Cross station boasts a speedy Chiltern Rail link to London Marylebone.

South Buckinghamshire is renowned for its excellent range of schooling for boys and girls, including Dr Challoner's Grammar School, Dr Challoner's High School, Beaconsfield High School, Gerrards Cross CofE School (all rated Outstanding by Ofsted), together with a good selection of noted independent schools including St Mary's, Thorpe House, Gayhurst and Maltman's Green.





Floorplans
House internal area 1,544 sq ft (143.4 sq m)
For identification purposes only.



Directions

From Strutt and Parkers Gerrards Cross office proceed south on Packhorse Road towards the A40. At the A40 traffic lights go straight on into Windsor Road and take the first turning on the right into Camp Road. At the 'T' junction turn left and follow the road round past Top Park and Camp Road becomes Valley Way and the property can be found on the right hand side.

General

Local Authority: South Buckinghamshire

Planning: Prospective purchasers should make their own enquiries to the local planning authority.

Services: Mains gas, electric, water and drainage.

Council Tax: G

Tenure: Freehold

Guide Price: £2,150,000

Gerrards Cross

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