

12 Woodbank Avenue
Gerrards Cross



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A substantial, five-bedroom well-maintained detached residence

This extensive property offers a premier living experience in the heart of Gerrards Cross, boasting approximately 2,115 sq. ft. of versatile internal space. The property is well maintained throughout but would now benefit from general updating and modernisation to unlock its full potential.

The heart of the home is the impressive living room, extending over 25 feet and filled with natural light. A characterful stone-built fireplace forms a central focal point, while patio doors open directly onto the rear garden, creating an easy connection between indoor and outdoor living.

For more formal entertaining, a separate dining room provides an elegant and well-proportioned setting, while a dedicated study offers a quiet and practical space for home working or focused use.

At the centre of daily family life is the expansive kitchen/breakfast room, thoughtfully designed for both cooking and informal dining. This space links seamlessly to a useful utility room and a large integral double garage, enhancing everyday convenience and storage.

Outside, the property sits on generous plot designed for relaxation and outdoor hosting. The rear garden features a manicured lawn ideal for al fresco dining. The outdoor space is private and thoughtfully landscaped, perfectly capturing the essence of a premium family home in a sought-after location.



Location

Woodbank Avenue is ideally positioned in the highly desirable town of Gerrards Cross, an area renowned for its attractive leafy setting, strong sense of community and excellent connectivity into London. The property enjoys a peaceful environment while remaining within easy reach of the town centre and its wide range of amenities. Residents benefit from convenient access to supermarkets including Tesco and Waitrose & Partners, as well as a variety of independent shops, cafés and restaurants, catering well for everyday needs and leisure alike.

The area is particularly well regarded for its excellent schooling, making it a popular choice for families. Nearby options include The Gerrards Cross CofE School and Fulmer Infant School, along with the highly sought-after Dr Challoner's Grammar School, while a number of respected independent schools are also within easy reach.

Transport connections are a key feature of this location, with Gerrards Cross Railway Station providing regular Chiltern Railways services to London Marylebone Station in approximately 20 minutes, ideal for commuters. Road links are equally convenient, with access to the M40 motorway at Junction 1 and onward connections to the M25 motorway, offering straightforward travel across the region. For international travel, Heathrow Airport is within a short drive, while local bus services provide connections to surrounding towns including Uxbridge and Beaconsfield.

Postcode region: SL9

General

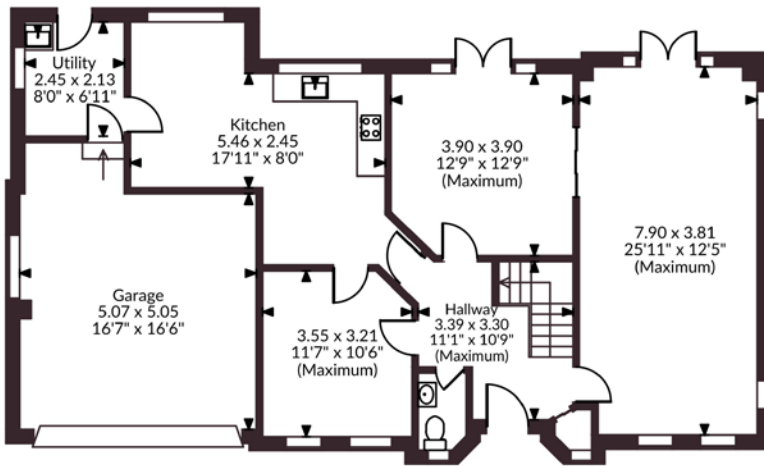
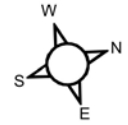
Local Authority: Buckinghamshire Council
Services: mains gas, electric, water and drainage
Council Tax: Band G
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,115 sq ft (196.6 sq m)
3 reception rooms
Utility room
Kitchen / breakfast room
5 bedrooms
Freehold | Town

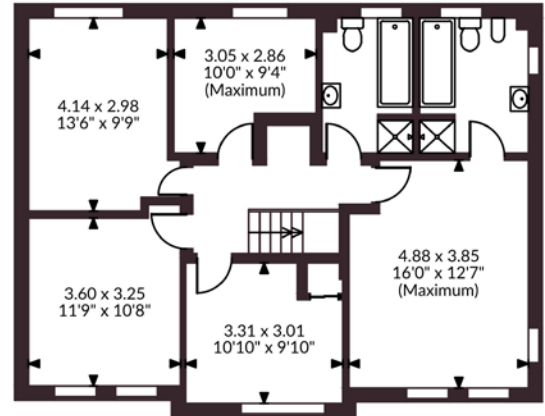
Guide price £1,500,000



Woodbank Avenue, Gerrards Cross
Approximate Total internal area 2,115 sq ft (196 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Strutt & Parker Gerrards Cross

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