



5B Woodlands Close

Gerrards Cross, Buckinghamshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An elegant ground floor apartment.

A beautifully presented ground-floor apartment, located in one of the most sought after areas of Gerrards Cross.



1 RECEPTION ROOMS



3 BEDROOMS



3 BATHROOMS



GARAGE



COMMUNAL GARDENS



LEASEHOLD



TOWN



1,783 SQ FT



**GUIDE PRICE
£750,000**



The property

Nestled within a peaceful and highly secure residential enclave, this charming property is part of an exclusive development of just three apartments.

This ground floor, step-free access, apartment has been recently redecorated and includes ample built-in storage, underfloor heating with independent zoned control and a separate utility/laundry room with top-of-the-line German made appliances.

The spacious open-plan layout features a recently upgraded contemporary kitchen fitted with premium Neff appliances. A bright living area with a dedicated dining space. The property also benefits from a cloakroom

There are three generously sized bedrooms, each benefitting from en suite bathrooms and built in wardrobes.



Outside

Sharing a beautifully maintained 50 sq.m. communal garden, a secure electric-gated garage, and two additional private parking spaces. The communal gardens are used by only two other households

Location

Conveniently located within striking distance to Gerrards Cross town centre and train station, with direct services to London Marylebone via Chiltern Railways. Excellent road links with easy access to the M25 and M40.

Gerrards Cross boasts a vibrant community with a wide range of shopping facilities, including Waitrose, Tesco, boutique shops, cafes and restaurants. There is also an Everyman cinema, community library and health centre.

Local sporting amenities are excellent and include Gerrards Cross Golf Club, Gerrards Cross Squash Club and Dukes Wood Sports Club, the latter offering tennis, cricket and hockey.

Buckinghamshire is celebrated for its outstanding educational options, both state, grammar and independent schools.



Distances

- London Heathrow Airport approx. 12 miles

Nearby Stations

- Gerrards Cross Station approx. 0.8 miles

Key Locations

- Gerrards Cross
- Chalfont St Peter
- Beaconsfield

Nearby Schools

- Gerrards Cross CofE School
- St Joseph's Catholic Primary School
- Gayhurst School
- Thorpe House School
- Maltman's Green School
- St Mary's School
- Beaconsfield High School
- Chalfonts Community College



Approximate Floor Area = 165.7 sq m / 1783.1 sq ft



Drawn for illustration and identification purposes only by @fourwalls-group.com #96784

Floorplans

House internal area 1,783 sq ft (165.7 sq m)

For identification purposes only.

Directions

SL9 8DQ

what3words: ///glad.invite.rests

General

Local Authority: Buckinghamshire Council

Services: Mains gas, electricity, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: G

EPC Rating: B

Tenure: Leasehold, 106 years left (extension TBA)

Service & Maintenance Charges: £115 pm & ground rent is £225 pa

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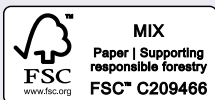
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