

The **Frost** Partnership

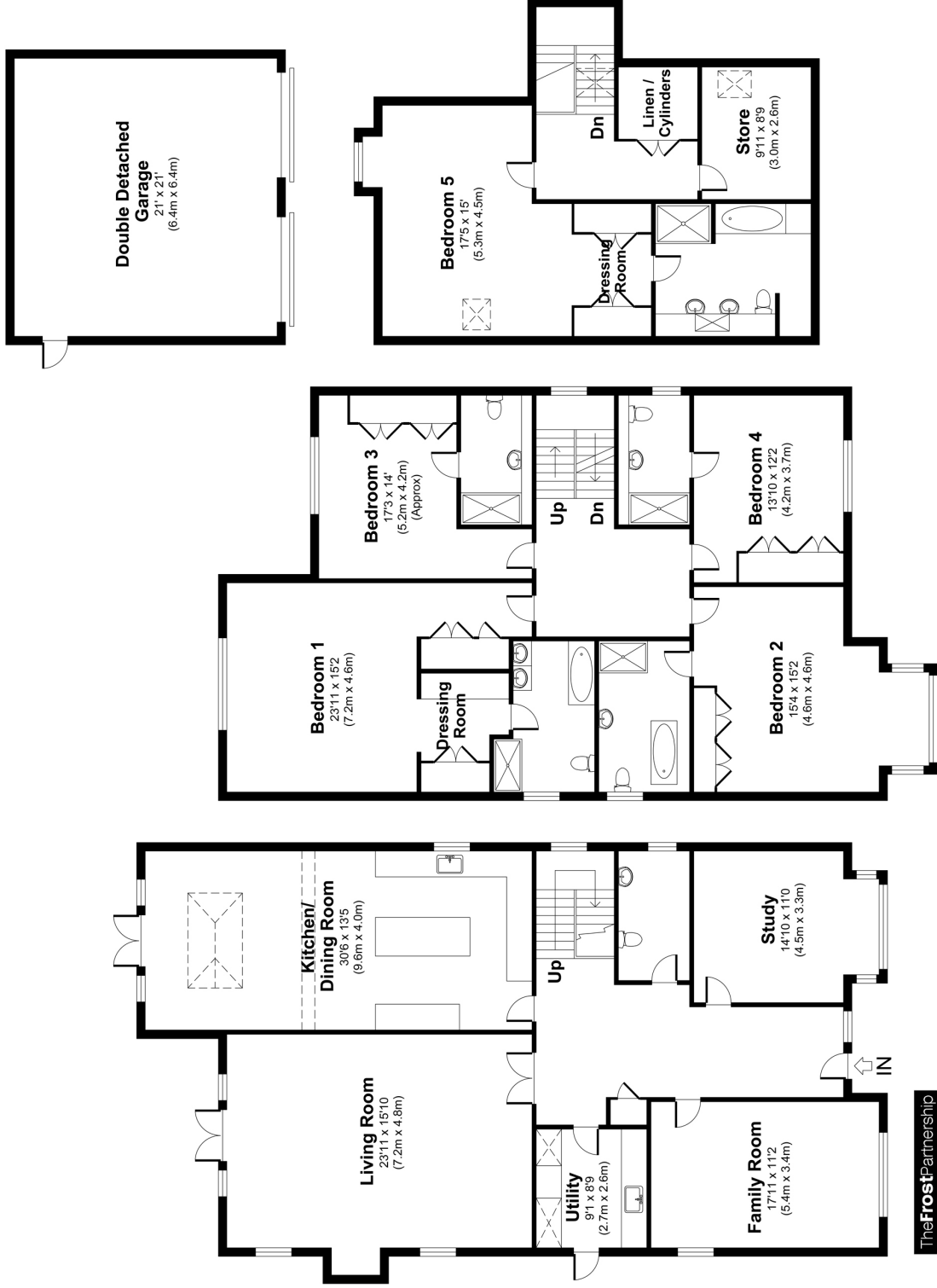
Gerrards Cross Office: T: 01753 890909 E: gerrardscross@frostweb.co.uk

Beech House, Fulmer Road, Gerrards Cross, Buckinghamshire, SL9 7EF

£1,799,000 (Freehold)



frostweb.co.uk



Beech House Fulmer Road, SL9 7EF
 APPROX. GROSS INTERNAL FLOOR AREA 4156 SQ FT / 386 SQ M. INC. GARAGE
 FROSTGTC12910-F: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE: COPYRIGHT: THE IMAGE TAILOR LTD. 2017.

Beech House is a delightful brand new house of substance and light airy space quietly positioned down a long drive set off Fulmer Road. The property is within ¾ of a mile of Gerrards Cross station and also benefits from local shops within several hundred yards and East Common which is also situated nearby.

The developer, Norland Homes, has paid particular attention to detail during the construction of this house and a number of quality touches have been used throughout the building that include a video entry phone system, underfloor heating to the ground and first floors, walnut joinery that includes the staircase and internal doors, solid concrete ground and first floors, chrome light switches and sockets, hand built kitchens with painted Shaker-style units and composite worksurfaces to include a number of integrated Bosch appliances, namely a five ring induction hob, double ovens, a combination microwave oven, a double plate warming drawer, a built-in and integrated full height fridge, a separate integrated half fridge and freezer, an integrated dishwasher and a Pando stainless steel extractor hood. Furthermore, the properties are sold with fitted floor coverings throughout and there are built-in Samsung appliances to the generous utility room.

On the first floor there are four generous bedroom suites, each having been individually designed with contemporary white sanitary ware and soft grey tiling, as well as heated ladder towel rails throughout. The master bedroom further benefits from a dressing area. There are LED downlighters throughout and on the top floor there is a large bedroom suite and the remainder of the top floor has been utilised as a large walk-in storage loft area or indeed could be used as an occasional hobbies room or bedroom.

As with the inside, particular attention has been paid to the external landscaping of the property. A long brick paved driveway with an electronic sliding gate to the front accesses Rowan and Beech house and there is a double garage with electric up-and-over doors set to one side, whilst immediately to the front is parking for several vehicles. Access can be gained down the side of the property where there is a wide side garden that leads onto the rear. Immediately adjacent to the back of the property is a paved fossilised stone terrace, beyond which is an expanse of lawn with mature deciduous and fir trees. The rear garden being fenced or laurel hedge enclosed, offering a sunny, westerly aspect.

Location

The property is located within ¾ of a mile of Gerrards Cross that offers a good range of high street shops and supermarkets, along with boutique shops and an Everyman cinema. There are numerous state and private schools within the area and South Bucks is within the grammar school arrangement, with numerous well-respected grammar schools within the local area.

VIEWING:

Via The Frost Partnership, 32 Packhorse Road, Gerrards Cross

Telephone: 01753 890909 Email: gerrardscross@frostweb.co.uk



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.