

# The **Frost** Partnership

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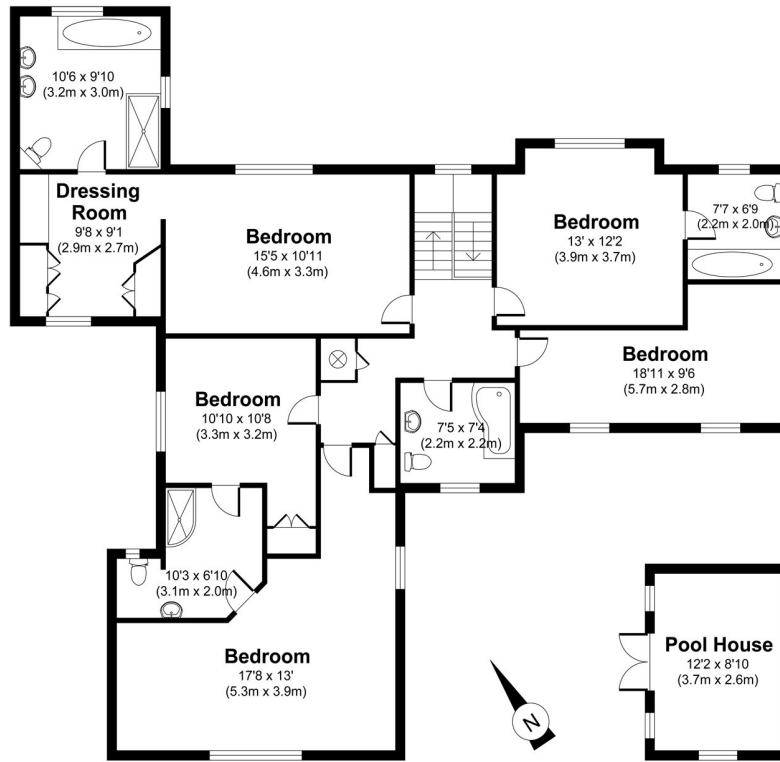
**28 Dukes Wood Avenue, Gerrards Cross, Buckinghamshire, SL9 7JT**

**Asking Price £1,995,995 (Freehold)**

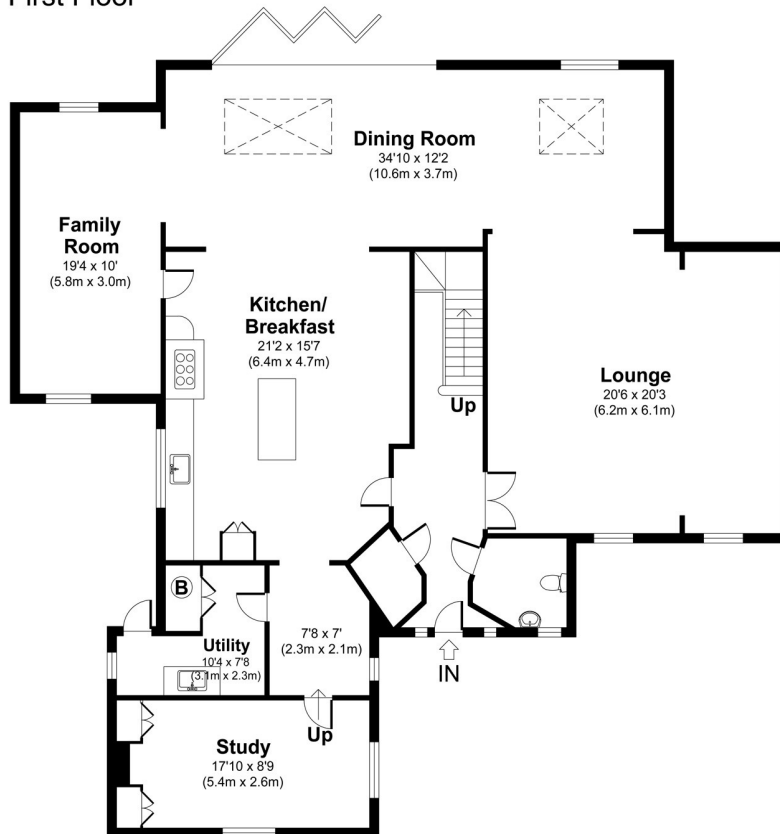


- Extended detached house
- Five bedrooms
- Four bathrooms
- Heated swimming pool
- Sought after location
- Superb plot and gardens

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First Floor



Ground Floor

TheFrostPartnership

Dukes Wood Avenue, SL9 7JT

APPROX. GROSS INTERNAL FLOOR AREA 3780 SQ FT / 314 SQ M.

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**A beautifully presented detached family home which has been extended by the current owners to include a fantastic dining room/sitting room with bi folding doors onto the garden. The property occupies a wonderful plot and has a wide frontage with a carriage driveway providing parking for several cars. The rear garden is a fine feature offering a high degree of seclusion and has a wonderful entertaining area with a heated swimming pool. The location is excellent and is situated within walking distance of the village centre, station and local sports clubs.**

### **Entrance Hallway**

Quality wood flooring, downlighters, picture rails, wall light points, stairs rising to first floor, coats cupboard.

### **Cloakroom**

Low flush WC, wall-mounted wash hand basin with tiled splashbacks, quality wood flooring, downlighter.

### **Drawing Room**

A beautiful room with a focal point of an open fireplace and surround with gas point for the potential of conversion to a gas effect fireplace, wall light points, downlighters, surround sound system, double doors to entrance hallway, quality wood flooring, opening to seating area.

### **Dining Area**

A beautifully appointed room with ceiling roof light and bi-fold doors giving access onto the gardens. Downlighters, quality wood flooring, under floor heating, leading to a seating area with a ceiling roof light, downlighters, focal point gas fireplace.

### **Family Room**

A double aspect room with feature wall-mounted fireplace.

### **Kitchen**

Comprehensively fitted with a range of wall and base units, granite worksurfaces with inset sink and mixer tap, granite splashbacks, space for dishwasher, space for American style fridge freezer, space for gas range with fitted extractor above, downlighters, central island unit with wine rack, fitted larder unit, opening leading to dining room.

### **Boot Room**

Quality wood flooring, window with bespoke fitted shutters.

### **Study**

A double aspect room with bespoke fitted shutters, built-in storage cupboards and shelving, wall-mounted fireplace, dado rail.

### **Utility Room**

Downlighters, tiled flooring, sink with mixer tap and drainer, plumbing and space for washing machine, space for tumble dryer, door giving access onto the gardens.

### **FIRST FLOOR Landing**

Access to loft area, airing cupboard with lagged hot water cylinder, feature window overlooking the rear with bespoke fitted shutters, fitted cupboard with hanging and shelving.

### **Master Bedroom**

Fitted dressing unit, archway leading through to dressing area with a range of fitted wardrobes and dressing table, spotlights, access to eaves area.

### **En-Suite Bathroom**

Beautifully fitted with a Villeroy and Boch suite comprising bath with mixer tap, over size shower cubicle, low-level WC, his and hers wash hand basins, heated towel rails, quality tiled flooring, fully tiled walls, bathroom cabinets, under floor heating.

### **Bedroom Two**

Double aspect room, spotlights.

### **Jack & Jill Shower Room**

Fully enclosed tiled shower cubicle, low-level WC, pedestal wash hand basin, heated towel rails, tiled flooring.

### **Bedroom Four**

Range of fitted wardrobes, access to the Jack and Jill shower room.

### **Bedroom Three**

Window overlooking the rear aspect.

### **En-Suite Bathroom**

Bath with centrally positioned mixer tap, partly tiled walls, wash hand basin inset into vanity unit with mixer tap, low-level WC, heated towel rails, downlighters.



### Bedroom Five

Two windows overlooking the front aspect.

### Family Bathroom

Wash hand basin inset into vanity unit, low-level WC, shaped bath with mixer tap and shower over, partly tiled walls, downlighters, heated towel rails.

### Rear Garden

A lovely feature of the property with a patio immediately adjacent to the rear of the house with fitted canopy. The remainder of the garden is predominantly laid to lawn, screened by mature hedge borders and with lighting. A wonderful entertaining area with swimming pool, summer house with power, pool house with heating equipment and filtration system, mature Laurel hedging to the rear. There is also gated side access to the front of the property.

### Frontage

To the front there is a gravel carriage driveway providing parking for several cars, an area of lawn with shrubs and flowers. The property is screened by mature hedging and fencing.

### Agent Note

Energy Efficiency Rating - C. Please contact us for a full copy of the Energy Performance Certificate (EPC).

### VIEWING:

Via The Frost Partnership, 32 Packhorse Road, Gerrards Cross

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**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.