

The **Frost** Partnership

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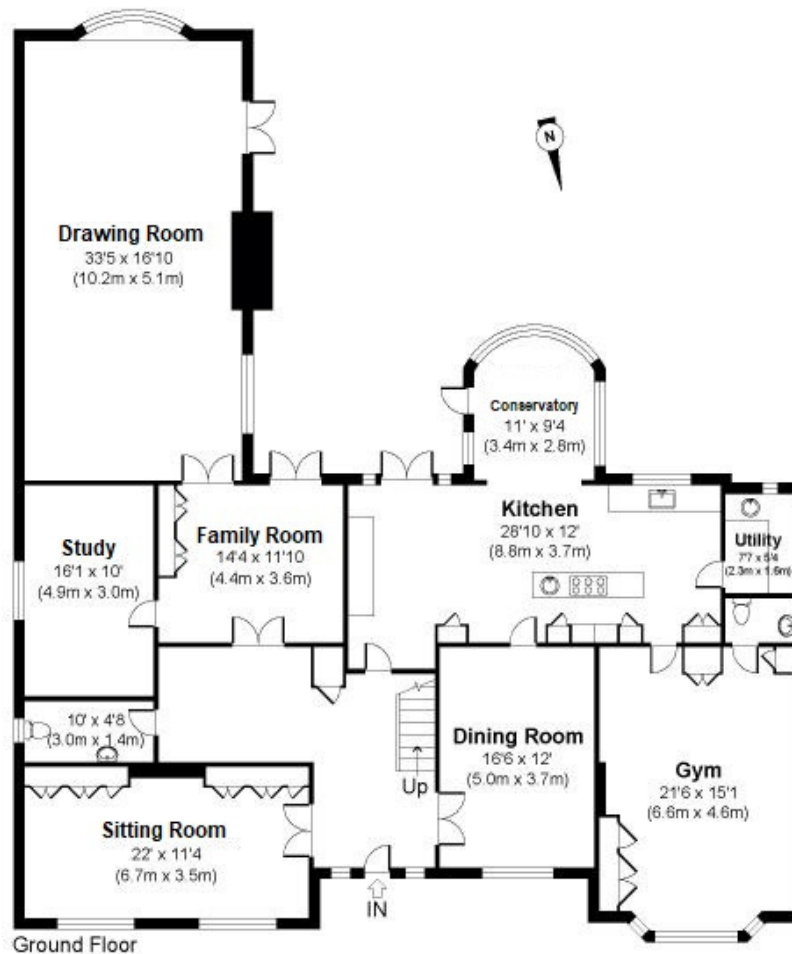
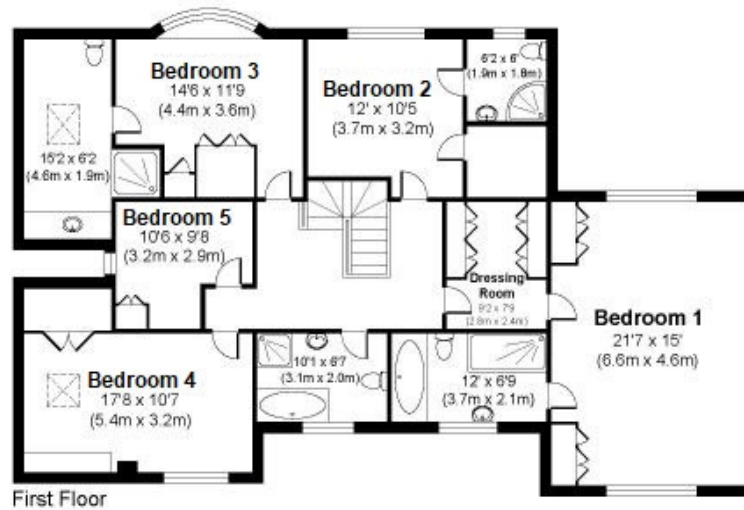
Heatherly, 49 Camp Road, Gerrards Cross, Buckinghamshire, SL9 7PG

£2,250,000 (Freehold)



- Highly favoured location
- Sunny half acre plot
- No onward chain
- Exceptional reception space
- Five bedrooms
- Potential to extend / develop (stpp)

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Heatherly 49 Camp Road, SL9 7PG

APPROX. GROSS INTERNAL FLOOR AREA 4106 SQ FT / 382 SQ M.

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An attractive five bedroom, six reception room detached house quietly situated on one of Buckinghamshire's most prestigious roads. The house has a large south-facing rear garden that is both sunny and private whilst offering scope for further extension (subject to necessary consents). Immediate possession available.

Reception Hallway

Ornate coving to ceiling, wall light points, ceiling spotlights, tiled flooring, under stairs storage cupboard, coats cupboard with hanging rail.

Cloakroom

Fitted with a stylish suite comprising low-flush WC, wash hand basin inset into vanity unit with mixer tap, ceiling spotlights, partly tiled walls, stylish wood flooring.

Drawing Room

Double aspect with bay window overlooking garden and door giving access to the garden, open fireplace, marble windowsills.

Family Room

Door giving access to garden, ceiling spotlights.

Study

Fitted with a range of office furniture including bookcases, ceiling spotlights, wall light point, coving, wood flooring.

Dining Room

Wood flooring, window overlooking front aspect with marble windowsills, wall light points.

Sitting Room

Two windows overlooking front aspect, range of fitted bookcases, fireplace with living flame effect fire.

Kitchen / Breakfast Room

Beautifully fitted with a range of wall and base units with composite working surfaces, Miele induction hob, sink with mixer tap, two fitted Neff ovens (Neff combination oven and Neff steam oven), integrated fridge and freezer, Bosch dishwasher, second double sink area, further integrated fridge and freezer, extractor fan, ceiling spotlights, tiled flooring, space for wine fridge, French doors leading onto the garden, arch to:

Conservatory

Tiled flooring, doors giving access onto the garden.

Utility Room

Fitted with a range of wall and base units, composite working surfaces, sink with mixer tap, space for washing machine and space for tumble dryer, tiled flooring.

Gym

Bay window overlooking the front aspect, mirror-fronted walls, air conditioning unit, range of fitted cupboards with one housing water softener and second cupboard housing Megaflo hot water cylinder. Ceiling spotlights.

Cloakroom

Low-flush WC, wash hand basin, tiled flooring, ceiling spotlights, extractor fan, electric wall-mounted heater.

First Floor Landing

Access to loft area, light well.

Master Bedroom

Double aspect room with coved ceiling, ceiling spotlights, range of fitted wardrobes, TV point.

En-Suite Bathroom

Under floor heating, heated towel rails, large oversize shower cubicle, wash hand basin inset into vanity unit with storage beneath, low-flush WC, bath with central mixer tap and shower attachment, fitted mirror, tiled walls.

Dressing Room

Range of fitted wardrobes, mirror.

Bedroom Two

Wood flooring, large walk-in wardrobe with hanging and shelving, fitted mirror, wood flooring.

En-Suite Shower Room

Tiled shower cubicle, low-flush WC, pedestal wash hand basin, tiled flooring, tiled walls, heated towel rails.

Bedroom Three

Range of fitted wardrobes, fitted mirror, window overlooking garden, wall light points.

En-Suite Shower Room

Low-flush WC, tiled walls, wooden flooring, wash hand basin inset into vanity unit, tiled shower cubicle, heated towel rails, ceiling spotlights, Velux roof light, extractor fan.

Bedroom Four

Range of fitted bedroom furniture, Velux roof light.

Bedroom Five

Access to loft area, range of fitted bedroom furniture.

Family Bathroom

Low-flush WC, bath with central mixer tap, heated towel rails, tiled shower cubicle, pedestal wash hand basin, tiled walls and floor, ceiling spotlights.

Gardens

To the front of the house a gravel carriage driveway provides parking for several cars with outside lighting. The rear garden is a fine feature of the property with a sunny southerly aspect. Immediately adjacent to the house is an expanse of patio with the remainder of the garden being predominantly laid to a flat area of lawn with established borders. Gated access to front, awning, outside light, summer house and large garden shed.

Agent Note

Energy Performance 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.