

The **Frost** Partnership

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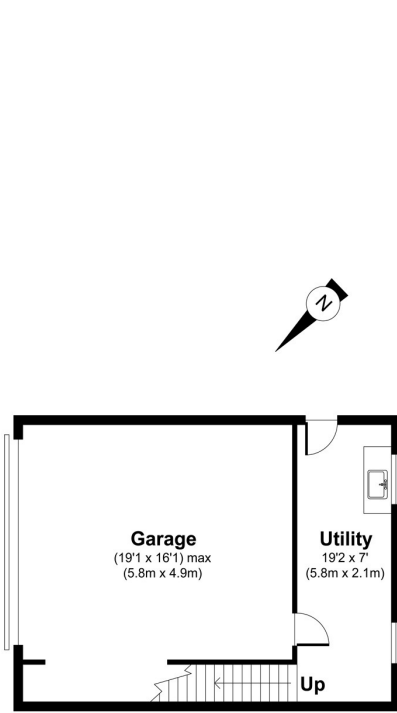
29 Mill Lane, Gerrards Cross, Buckinghamshire, SL9 8DF

PRICE ON APPLICATION

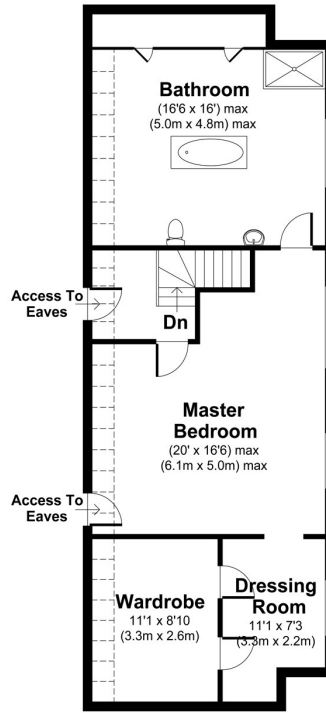


- Circa 3700 sqft house
- Five bedrooms
- Three reception rooms
- Double garage
- Kitchen / breakfast room
- Three bathrooms

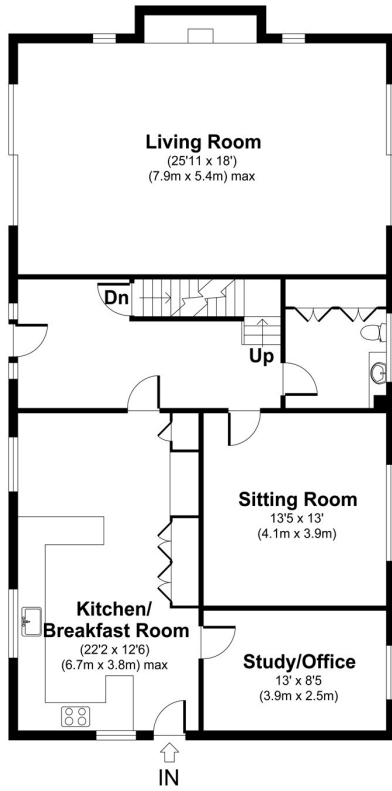
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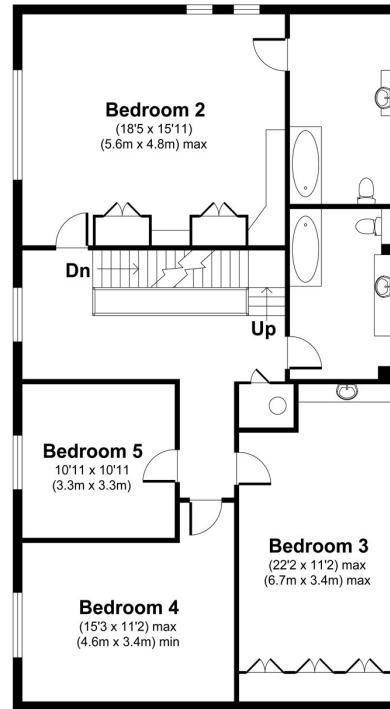
Lower Ground Floor



Second Floor



Ground Floor



First Floor

TheFrostPartnership

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APPROX. GROSS INTERNAL FLOOR AREA 3758 SQ FT / 349 SQ M. INC. GARAGE

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A spacious detached family home of circa 3700 square feet offering flexible accommodation. Entrance hall, cloakroom, triple aspect lounge with balcony overlooking the Misbourne Valley, sitting room, kitchen/breakfast room, study, on the first floor there are four double bedrooms and two bathrooms, the second floor has a fantastic master bedroom suite comprising of bedroom, dressing room with a large walk in wardrobe and spacious bathroom. The lower ground floor has a utility room and a double garage.

Entrance Hallway

Tiled flooring, stairs rising to first floor, coving to ceiling, wall light points.

Cloakroom

Wash hand basin inset into vanity unit with mixer taps, low-flush WC, downlighters, coving to ceiling, tiled flooring, range of fitted coats cupboards.

Living Room

A triple aspect room with patio doors to the front and the rear. The patio doors to the front lead onto a terrace with views over the Misbourne Valley. Large gas effect fireplace, coving to ceiling, parquet flooring.

Sitting Room

Wood flooring, coving to ceiling.

Kitchen / Breakfast Room

Fitted with a range of wall and base units with lengths of granite worksurfaces with two bowl sink with mixer tap and drainer, fitted oven, fitted microwave, fitted gas hob, integrated fridge and freezer, integrated dishwasher, ceiling spotlights, coving to ceiling, door giving access onto the gardens.

Study

Coving to ceiling, window overlooking the rear aspect.

First Floor Landing

Window overlooking front aspect, coving to ceiling, ceiling spotlights, stairs rising to second floor, cupboard housing lagged hot water cylinder with shelving above., wall light points.

Bedroom Two

Coving to ceiling, double aspect room, ceiling spotlights, laminate flooring.

En-Suite Bathroom

Bath with shower over, shower screen, partly tiled walls, low-flush WC, wash hand basin inset into vanity unit with mixer tap, fitted light with shavers only point, coving to ceiling, downlighters, heated towel rails, tiled flooring.

Bedroom Three

Range of fitted wardrobes, coving to ceiling, wash hand basin inset into vanity unit with mixer taps, ceiling spotlights, fitted mirror.

Bedroom Four

Double aspect room with coving to ceiling.

Bedroom Five

Coving to ceiling, window overlooking front aspect.

Family Bathroom

Bath with mixer tap and shower over, partly tiled walls, mixer tap wash hand basin inset into vanity unit with cupboards and towel storage below, low-flush WC with concealed cistern, coving to ceiling, downlighters, tiled flooring.

Second Floor Landing

Eaves access to loft area.

Master Bedroom

Polished wooden flooring, access to eaves storage area.

Dressing Room

Polished wooden flooring, ceiling spotlights, access into a large **walk-in wardrobe** with a range of hanging and drawer units and stripped wooden flooring.

En-Suite Bathroom

Large Whirlpool bath with mixer tap and shower attachment set into a tiled surround, tiled flooring, pedestal wash hand basin with mixer tap, shavers only point, wall light points, low-flush WC, oversized shower cubicle with steam shower, ceiling spotlights, range of storage cupboards with shelving and housing gas central heating boiler and hot water cylinder.

Lower Ground Floor

Large utility area with tiled flooring, a range of base units, sink with mixer tap and drainer, wall-mounted gas central heating boiler, plumbing and space for washing machine, space for tumble dryer, access to:

Double Garage

Power, lighting, electric up-and-over door.

Outside & Grounds

The property is approached by a driveway providing parking for several cars. There is a mature front garden primarily laid to lawn, screened by mature hedging and various trees, an outside water tap. Side garden with paved patio area, again screened by mature hedging. The rear garden is primarily laid to lawn with a patio area abutting the rear of the property. The plot offers a high degree of seclusion and privacy. To the other side of the property there is a covered storage area and area for bin storage.

AGENT NOTE

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

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.