

The **Frost** Partnership

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34 Fulmer Drive, Gerrards Cross, Buckinghamshire, SL9 7HL

£2,499,995 (Freehold)



- Six/seven bedrooms
- Large sunny rear garden
- Stunning kitchen/breakfast room with adjoining family room
- Total square feet circa 5500 (incl garage)
- Detached double garage
- Three further reception rooms plus media room

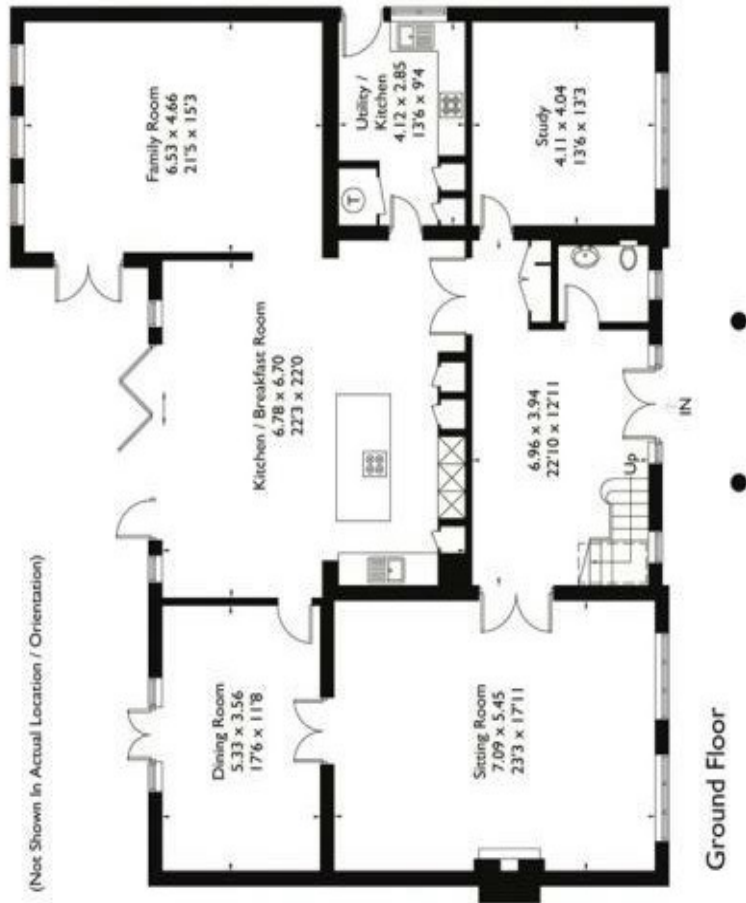
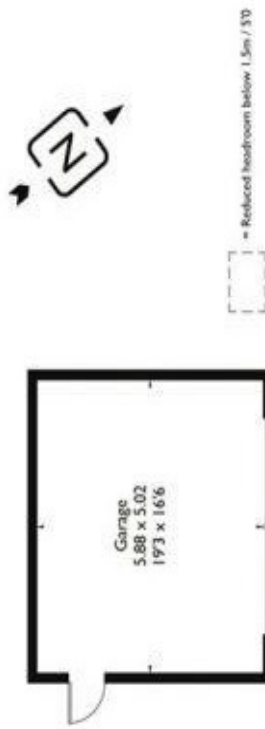
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Fulmer Drive, Gerrards Cross

Approximate Gross Internal Area = 484 sq m / 5211 sq ft (Excluding Void)

Garage = 29.6 sq m / 319 sq ft

Total = 513.6 sq m / 5528 sq ft



Second Floor



A stunning detached house situated on one of the premier roads on the popular Dukes Wood Estate. The property has undergone many recent improvements and now offers wonderful family accommodation over three floors set in gated grounds enjoying a good size sunny and secluded garden to the rear. The accommodation comprises: six/seven bedrooms, six shower/bathrooms, media room/bedroom seven, reception hall, cloakroom, drawing room, dining room, family room, study, kitchen/breakfast room, utility room, detached double garage, gardens. Under floor heating to the majority of the ground floor.

Ground Floor

A large fantastic vaulted reception hall which is tiled and has a double cloaks cupboard and a cloakroom. Double doors from the reception hall open to a large drawing room with an attractive feature stoned fireplace and double doors leading to the dining room which has double doors leading to the rear terrace and garden, and a door leading to the kitchen / breakfast room which is beautifully presented and enjoys a variety of fitted floor and wall units. Miele integrated appliances, island unit and stone worksurfaces. Bi-folding doors open out onto the rear terrace and garden. The adjoining family room has double doors opening onto the rear terrace and garden, whilst the spacious utility room could also act as a spice kitchen as there is a built in hob. There is also space for appliances and a door to the outside of the property. The study completes the ground floor which flows beautifully and is both great for entertaining and as a family home.

First Floor

Oak staircase leading to the first floor, where there are five bedrooms with five en-suites. Three of the bedrooms have Juliet balconies overlooking the rear garden, whilst most of the bedrooms have built-in / fitted wardrobes, whilst the master bedroom enjoys a dressing area, private sitting area and a wonderful en-suite bathroom which includes a tiled bath and large, walk-in shower cubicle.

Second Floor

A further oak staircase leads to the second floor where there is a further bedroom, a bathroom and a fantastic media room / further bedroom where there is also a large walk-in storage cupboard.

Outside

Electrically operated double gates opening onto a paved and shingle driveway which, in turn, leads to a detached double garage with electric automatic up-and-over door. There is plenty of parking on the driveway, with side access both sides leading to rear garden which is wonderful and enjoys a sunny and secluded aspect. The garden is a good size and is mainly laid to lawn with an array of flowering shrubs and plants, mature trees, wooden shed, large wide terrace, lighting, water tap.

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
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.