



Beech House,  
Fulmer Road, Gerrards Cross

**TIM RUSS**  
& COMPANY

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



- BRAND NEW HOUSE
- 3 RECEPTION ROOMS
- LARGE AND WELL EQUIPPED KITCHEN/DINING ROOM
- 5 BEDROOMS
- 5 EN-SUITE BATHROOMS
- REAR GARDEN OF 24M DEEP X 18M WIDE
- HIGH SPECIFICATION
- UNDERFLOOR HEATING
- SET BEHIND ELECTRIC GATES

A magnificent, new detached 5 bedroom family home with a very generous westerly facing rear garden, within a mile of Gerrards Cross town centre.

**£1,799,000**

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## The Property

A brand new detached family home, ready for occupation, situated behind electric gates enjoying a very generous westerly facing garden to the rear. Being one of just two available, this stylishly presented house offers stunning living accommodation conveniently located within easy reach of amenities and schools.

On the ground floor there are three spacious reception rooms, a stunning fitted kitchen and a utility room. The kitchen has integrated Bosch appliances, ample units and worktops, a breakfast bar and enough space for a large table. There are also doors opening to the rear garden.

On the first floor the master bedroom has fitted wardrobes and a spacious en-suite. There are three further bedrooms, all with en-suites and fitted wardrobes.

Concluding the accommodation on the second floor there is a large guest bedroom with dressing area and en-suite bathroom, a large linen cupboard and a walk-in store.

## Outside

Access to the home is via an electric gate controlled by a video entry system. To the front of the property is a block pavior driveway leading to a double garage.

To the rear, the 24m wide by 18m deep, westerly facing garden has an area of paving for al-fresco dining. The remainder of the garden is laid to lawn and the garden is screened by mature trees and shrubs.

## Location

Beech House is set on the desirable Fulmer Road and is just under 1 mile from the amenities of Gerrards Cross which offers numerous well regarded restaurants, independent shops, a Post Office and several supermarkets. The town has a range of very good schools, both private and state.

Gerrards Cross Station, on The Chiltern Line, gives access to London Marylebone in 20 minutes at peak times.

The M40 can be accessed via junction 1 or junction 2, both approximately 3 miles distant.

## Directions

From Gerrards Cross town centre travel south on the A416 Packhorse Road to the traffic lights on the A40. Turn left and travel east for approx. 0.4 miles and turn right into the Fulmer Road, opposite The Apple Tree. Beech House can be found 0.2 miles on the right hand side.

## Viewings

By appointment, please contact our office to arrange.

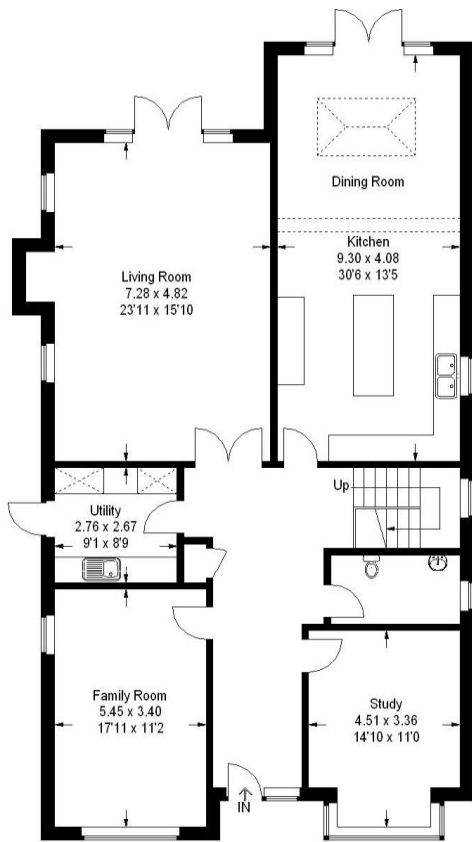
## Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

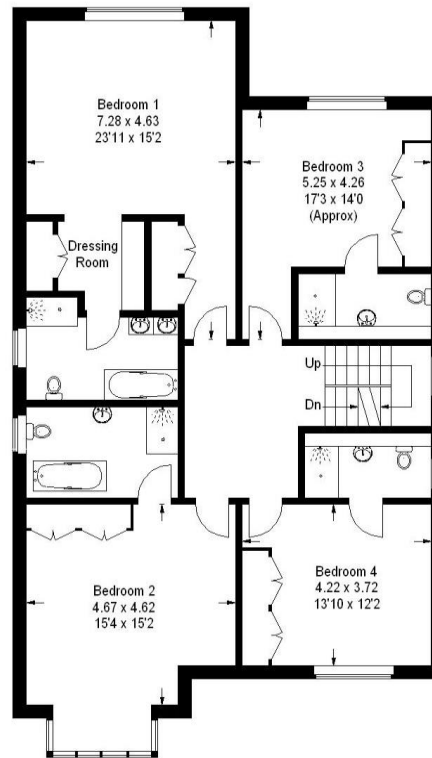
## EPC Rating B

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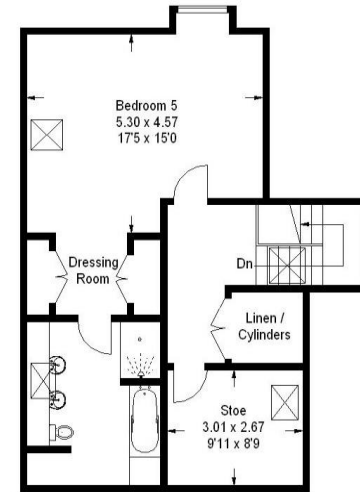
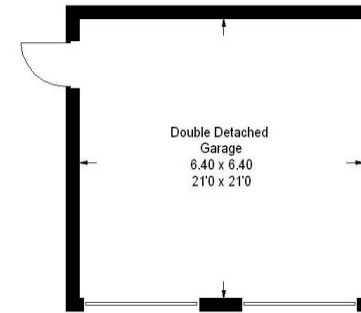




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area  
 Ground Floor = 149.6 sq m / 1610 sq ft  
 First Floor = 131.0 sq m / 1410 sq ft  
 Second Floor = 63.8 sq m / 687 sq ft  
 Garage = 41.7 sq m / 449 sq ft  
 Total = 386.1 sq m / 4156 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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