

Old Amersham Road

Gerrards Cross • Buckinghamshire • SL9 7BG

Guide Price: £600,000



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est 1986

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A three double bedroom detached chalet bungalow situated on a large plot in between Denham and Gerrards Cross. This property boasts character and offers a high degree of seclusion and privacy. Comprising of three double bedrooms (master with en suite bathroom), two reception rooms, further family bathroom and large fully fitted kitchen leading to an large well maintained private garden.

Detached chalet bungalow

Three double bedrooms

Large private garden

Family bathroom

Driveway

En-suite bathroom

No onward chain

Scope to Extend STPP

Sought After Location

Close to Gerrards Cross High Street

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

This three bedroom detached bungalow offers an abundance of space measuring in excess of 1196sq feet allowing flexible living throughout. Accommodation comprises entrance hallway offering access to all ground floor rooms. To the front there are two large double bedrooms with bay windows. To the rear are the two separate 12ft reception rooms with the kitchen situated just behind facing the rear garden. Along side the kitchen is the family bathroom, there is also access to the garden from the kitchen. The first floor has the spacious master bedroom offering eaves storage and a large en-suite bathroom.

Outside

The front of the property provides off street parking and well maintained lawn area. The side access leads to the large landscaped rear garden.

Location

Gerrards Cross is close by providing excellent day to day shopping facilities with the Chiltern Line railway (Marylebone 30 mins) a five minute walk. The property is also positioned to provide easy access to Denham Village and it's amenities such as local shops, schools, post office and Denham Railway Station. Uxbridge Town Centre is located just over 3 miles away providing access to INTU and The Pavillions shopping centres, restaurants, bars and Uxbridge Tube Station (Metropolitan and Piccadilly lines) creating a direct route into London.



Schools:

Denham Village School 1.7 miles
The Gerrards Cross School 1.5 miles
St Marys School 2.9 miles



Train:

Denham Station 2.0 mile
Gerrards Cross Station 2.0 mile
Uxbridge Station 3.4 miles



Car:

M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



First Floor



Ground Floor

Red Roof, Old Amersham Road, SL9 7BG
APPROX. GROSS INTERNAL FLOOR AREA 1195 SQ FT / 111 SQ M.
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		75
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E	44	
Very poor energy efficiency - higher running costs	F		
Energy inefficient - higher running costs	G		

England & Wales
E3 (2022) 01/10/2022/01/10/2022

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.