

The **Frost** Partnership

Gerrards Cross Office: **T:** 01753 890909 **E:** gerrardscross@frostweb.co.uk

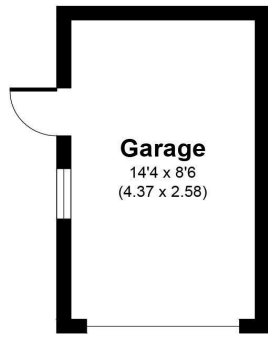
3 West End Cottages, 32 West Common, Gerrards Cross, Buckinghamshire, SL9 7RF

Asking Price £800,000 (Freehold)

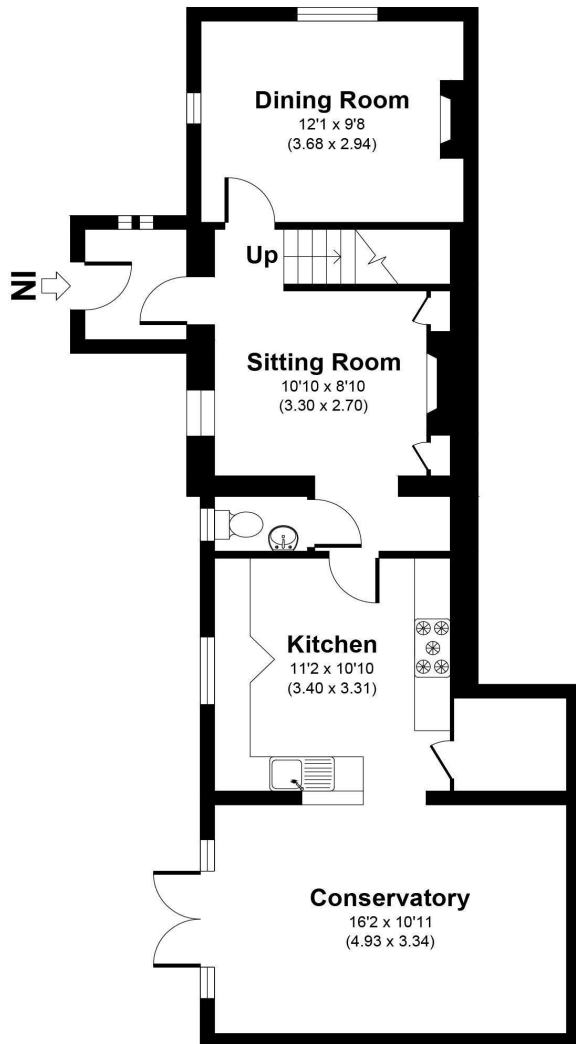


- **Stunning cottage**
- **Fantastic views over West Common**
- **Walking distance of station**
- **Three bedrooms**
- **Garage and gardens**
- **Character features**

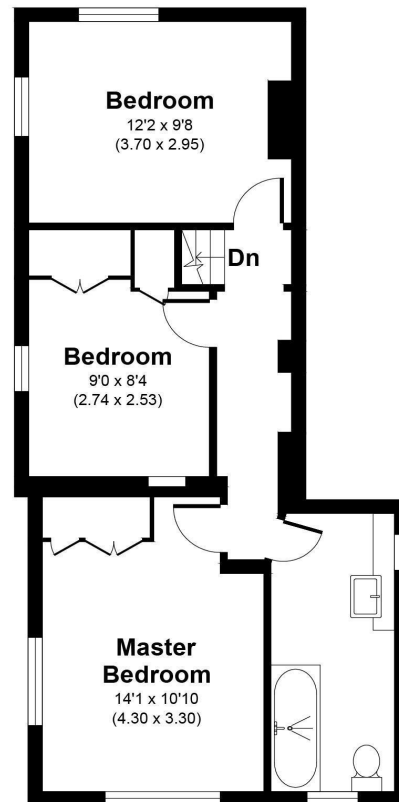
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Garage
(Not Shown in Actual
Location / Orientation)



Ground Floor



First Floor

3 West End Cottages

APPROXIMATE GROSS INTERNAL AREA 1285 SQ FT / 119.40 SQ M INC. GARAGE
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Situated in a highly sought-after location overlooking the picturesque and beautiful West Common is this well presented character home. The setting of this property offers a unique lifestyle with ease of access into Gerrards Cross centre and station, which provides a fast and frequent service into London Marylebone. The accommodation comprises entrance hall, lounge, family room, kitchen/breakfast room and conservatory. On the first floor there are three bedrooms and a large family bathroom. Outside the property has driveway parking for several cars, a single garage and there is a garden offering a high degree of seclusion and privacy.

Entrance Porch

Tiled flooring.

Dining Room

Double aspect room, wood flooring, gas effect fireplace, views over West Common.

Sitting Room

Understairs storage cupboard, decorative fireplace, wood flooring, fitted cupboards and display units, ceiling spotlights.

Cloakroom

Fitted with a low flush WC with concealed cistern, wall mounted wash hand basin, tiled walls and flooring.

Kitchen / Breakfast Room

Fitted with a range of wall and base units with lengths of work surfaces, sink with mixer tap and drainer, space and plumbing for dishwasher, space for gas range, fitted extractor fan, breakfast bar, tiled splashbacks, ceiling spotlights, walk in pantry/utility, space for fridge freezer, plumbing and space for washing machine, wall mounted gas central heating boiler, tiled flooring.

Conservatory

A bright and spacious room with wood laminate flooring, patio doors giving access onto the garden, fully heated.

First Floor and Landing**Main Bedroom**

Double aspect room with a range of fitted wardrobes.

Bedroom 2

Double aspect room with beautiful views over West Common.

Bedroom 3

Window overlooking side aspect, fitted wardrobes.

Bathroom

Fitted with a bath with mixer tap with shower over and fitted shower screen, low flush WC with concealed cistern, wash hand basin with mixer tap inset into vanity unit with storage beneath, tiled walls and flooring, ceiling spotlights.

Gardens and Grounds

A beautiful feature of the property with an extensive decked area. The garden is primarily laid to lawn, garden shed, gated access to the front of the property. The garden offers a high degree of seclusion and privacy. To the front of the property there is a gravel driveway and detached garage.

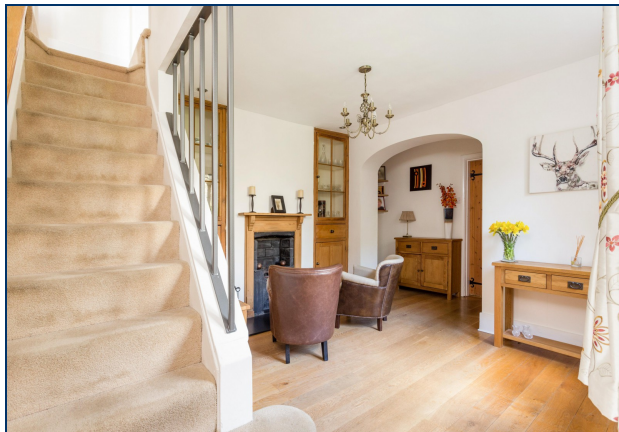
Agent's Note

Energy Performance Rating - . 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.