



Robin Hill, 10 Woodhill Avenue,
Gerrards Cross, Buckinghamshire SL9 8DW

Peter Scott 
ESTATE AGENTS

Robin Hill is situated within the sought after private Woodhill Estate. This spacious home has attractive elevations and offers a buyer great scope. The property stands slightly elevated on a mature plot of around 0.4 acre with a 120 ft road frontage and 100 ft rear garden depth.

The house comprises three living rooms, kitchen and bedroom suite on the ground floor. On the first floor are four bedrooms and two bathrooms. The south-west backing rear garden is around 100 ft in depth with wide areas of lawn and mature borders and beech hedging. The large patio adjoins the rear and there is a door leading into the utility/storeroom with space for utility machines and the gas boiler. A door leads to the double garage.

Tenure: Freehold EPC rating E Council Tax Band: G

Situated within the private Woodhill Estate

Five bedroom home with great potential

Walking distance to railway station - 0.75 mile

120 ft road frontage with dual access drive

100 ft rear garden and 0.4 acre plot overall

Three living rooms and conservatory

Ground floor bedroom suite

Double garage and storage area

Tree lined avenue

Gerrards Cross Common and Moreland Drive C of E School nearby

Woodhill is managed by a group of resident volunteers since the 1960's who ensure high quality maintenance is carried out when needed.

There is an annual charge of £320 (if paid by direct bank transfer) paid to the Woodhill Estate Road Fund. Gerrards Cross mainline railway station is only 0.75 mile offering swift access to Marylebone (19 minutes direct). The Common and Gerrards Cross Community Association are also nearby offering local walking and is home to clubs, societies, adult education, a youth centre and leisure facilities. Moreland Drive C of E School is also close by as is easy access to the A413 and A40 via the private gated access at the bottom of Woodhill Avenue.

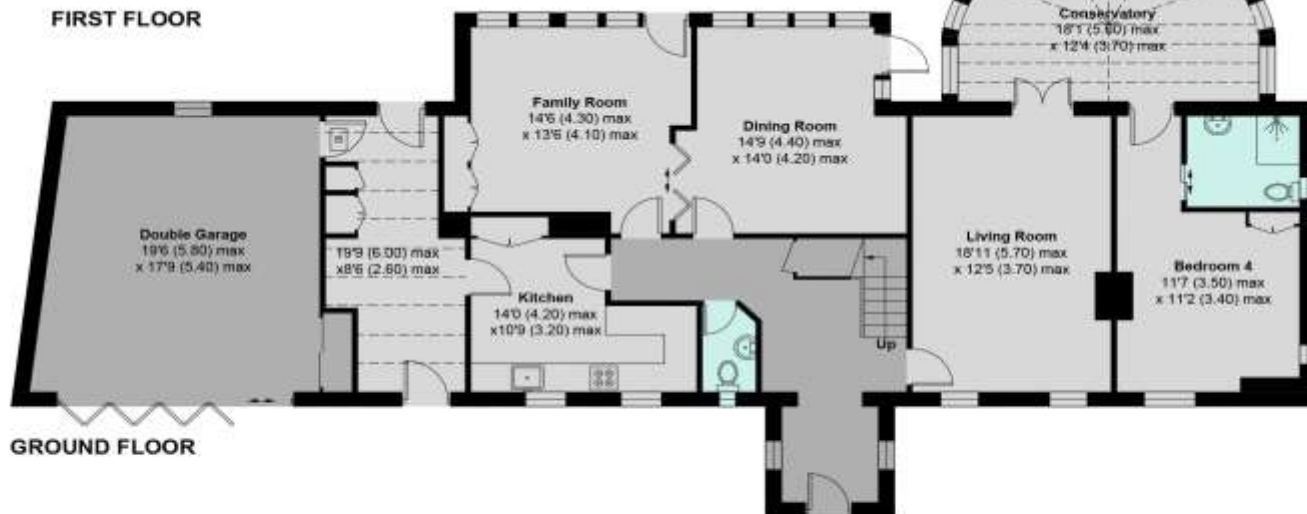








FIRST FLOOR



GROUND FLOOR

Approximate Area - 2960 sq ft / 275.0 sq m (Including Double Garage)

This plan is for guidance only and not draw to scale. Windows and door location are approximate. Whilst every care is taken in preparation of this plan please check all dimensions, shapes and compass bearings before making any decisions reliant on them.

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