



St Anthony's, Vicarage Way,  
Gerrards Cross, Buckinghamshire SL9 8AS

Peter Scott   
ESTATE AGENTS

Situated in a prime central Gerrards Cross location this fine property offers light and spacious accommodation presented to a high standard. St Anthony's has undergone significant refurbishment and extension including the addition of a full height vaulted gallery, kitchen/breakfast room with glazed roof and high quality fittings, hardwood windows and wardrobes. The property is within a few minutes walk of Gerrards Cross railway station and Moreland Drive school. St Anthony's has a dual entrance driveway fronted by a mature beech hedge and timber gates. The garden aspect at the rear is ideal for summer afternoon sun.

Tenure – Freehold      EPC Rating - C      Council Tax Band - G

Spacious character home located in prime residential area

Gerrards Cross railway station is around 8 minutes walk

Five double bedrooms and three bathrooms on first floor

Feature galleried hall and landing with glazed atrium

Three living rooms plus home office

Well equipped kitchen/breakfast room with glazed roof

Large double garage (23'11 x 20'), Mega Flo water system

Level plot with around 80ft road frontage and dual entrance driveway

Walking distance to railway station and Moreland Drive school

No upper chain

Vicarage Way is in central Gerrards Cross and regarded as one of the areas best locations. This tree lined road features fine individual character homes all set within mature garden plots.

Vicarage Way is within the Gerrards Cross Centenary Conservation Area, an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.

Gerrards Cross centre is close by providing excellent day to day shopping and dining facilities, with the Chiltern Line railway (Marylebone 20 minutes with fast train) an 8 minute walk.

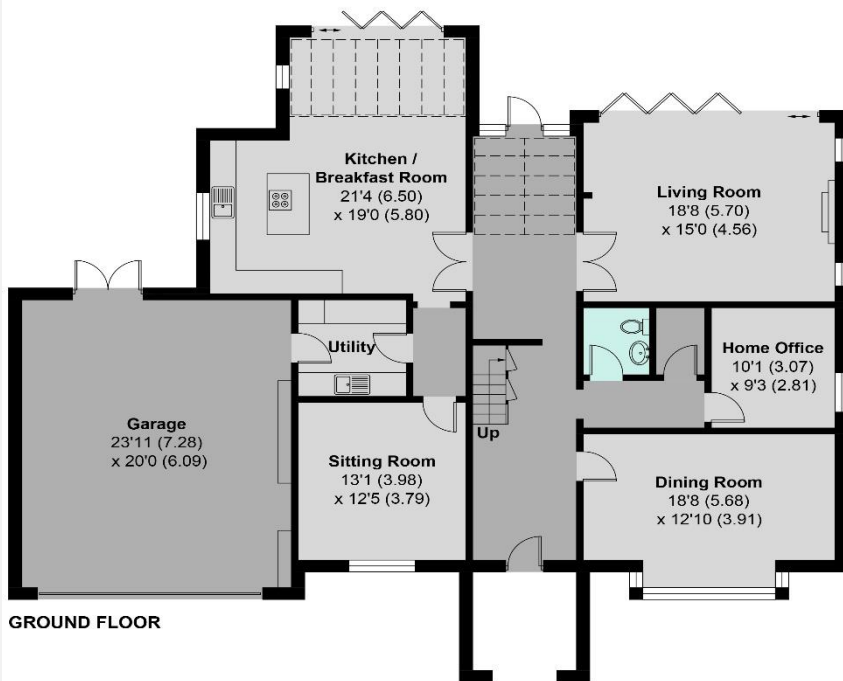




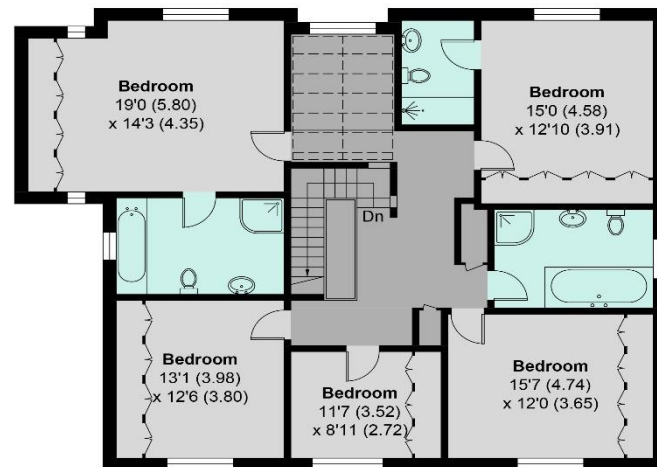








**GROUND FLOOR**



**FIRST FLOOR**

Approximate Area - 3,679 sq ft / 341.8 sq m (Including 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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