

Oxford Road, SL9

MOVELI







## Oxford Road, SL9

Manor House is very well presented 2,291 Sq Ft, 4 double bed, 3 bath/shower room, 2 reception, Neo-Georgian style town house located opposite Gerrards Cross Common.

- Bright, Spacious and Airy
- Private Parking & 2 Garages
- Convenient Access for GX Common, Town Centre & Station
- Over 2,200 Sq Ft
- Interior Designed
- Easy to Maintain Landscaped Garden
- 4 Doubles Beds & 3 Bath/Shower Rooms
- Open Plan Kitchen/Diner/Family Room/Sun Room
- Catchment for Gerrards Cross School

Manor House is an attractive well maintained town house built in 2001 located opposite Gerrards Cross Common within easy level walking distance of the Gerrards Cross town centre, train station, shops and amenities.

Very well presented, this practical and bright easy-to-maintain home comprises of a 4 double beds (one currently used as a dressing room), 3 baths/shower rooms, reception hallway, formal lounge, downstairs cloakroom, stunning open plan kitchen/breakfast/family room, utility room, 1st floor study area and a bright sunny garden room with views over the rear garden and access to the rear garages and parking.

### GROUND FLOOR

A practical hallway give access to a formal front lounge overlooking a pretty front garden terrace. The spacious formal lounge features a stone fire surround with gas fireplace and attractive wooden window shutters and is perfect for an evening's relaxation. The hallway then opens out into an inner hallway with stairwell and coats storage and downstairs ►





- cloakroom. A stunning bright and light open-plan sitting/kitchen/dining area is an attractive feature which has been beautifully remodelled and refurbished with a designer modern high-gloss kitchen featuring large island with breakfast bar seating, premium 'NEFF' appliances, low and high level cupboards and 'Silestone' countertops. There is onward access to the sun room/conservatory which can be flexibly used as an additional garden room/dining room or playroom and rear patio doors open onto the gardens.

#### FIRST AND SECOND FLOOR

Stairs rise to the first floor and a spacious first floor landing with space for a study area and access to two double bedrooms, bed 3/dressing room and a family bathroom, utility and airing cupboard. On the second floor, there is a very spacious beautifully presented principal bedroom with ensuite bathroom with silestone countertops, dressing area and space for a sofa and relaxation area.

#### GARDENS/OUTSIDE

A easy-to-maintain south-facing rear garden has been landscaped and features a rear and side terrace off the sun room and family room and a well maintained lawn area, shed and access through a secure gate to the private rear parking and garaging. This property has the benefit of 2 garages (one currently fitted out as a gym/storage area) with ample storage or parking for several cars.

#### LOCATION

Gerrards Cross town offers a range of shopping facilities, including Waitrose and Tesco, a host of independent stores, restaurants, public houses, an Everyman cinema, East & West Common and a community library. Ideal for the commuter, the motorway network can be accessed at nearby Junction 1 M40 (Denham) or Junction 2 M40 (Beaconsfield), linking to the M25, M1, M4 and Heathrow/Gatwick airports, whilst the station boasts a fast Chiltern Rail link to London Marylebone (•18 minutes).







LOCATION



Property location

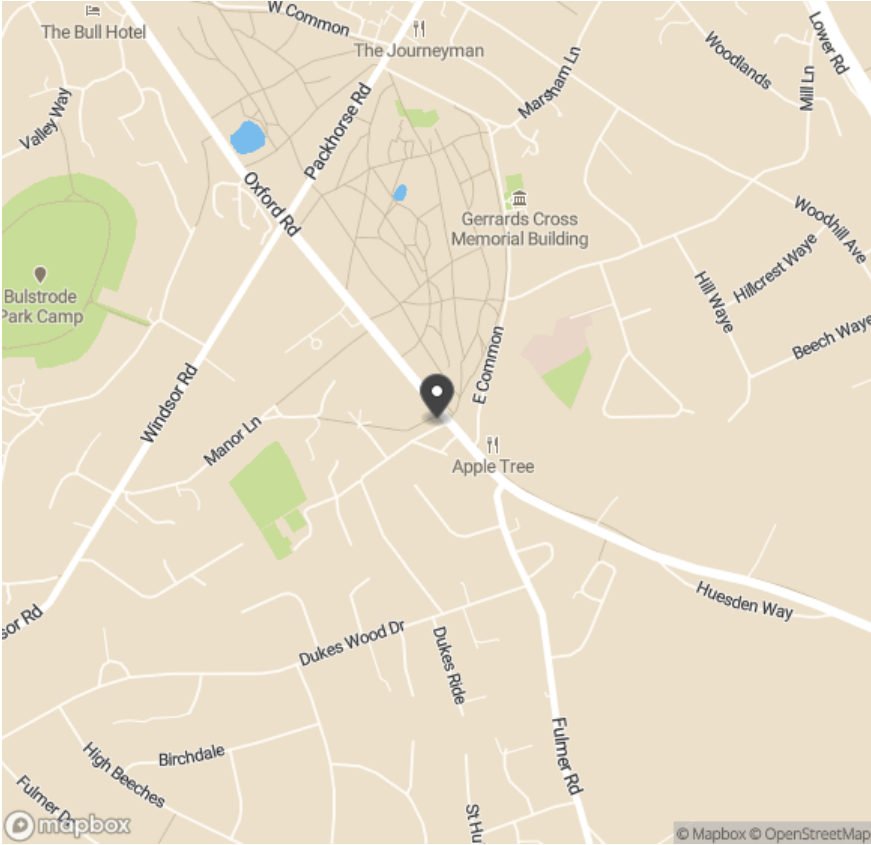
ENERGY PERFORMANCE  
CERTIFICATE (EPC)

Current: **TBC**

Potential: **TBC**

FLOOR PLAN

2000 sq ft (185 sq m)



Important notice: Movelli give notice that: all text, photographs and plans on these brochure are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Alpinum Limited T/A Movelli, Brewery Farm, Old Coach Road, Axbridge, Somerset BS26 2EH Tel: 020 3150 0733 Email: hello@movelli.com



Sally Jane Hobson

For viewings, further information or a free property valuation contact:

📞 07938 591 593 | 01753 362 700

✉️ [sally@moveli.co.uk](mailto:sally@moveli.co.uk)