



- Imposing four bedroom detached home
- Four double bedrooms
- Three reception rooms
- Double garage

Ruxanas, Nicol Road, Chalfont St. Peter, Gerrards Cross, SL9 9LS

Guide Price £1,100,000

Offering over 2,300 sq ft of spacious and versatile accommodation, this well-proportioned four-bedroom, two-bathroom home features three generous reception rooms and a separate study, making it ideal for both family living and entertaining. With excellent scope to extend and remodel (subject to the usual consents), it presents a rare opportunity to create a truly exceptional home tailored to your individual needs. Situated in one of Buckinghamshire's most sought-after villages, this substantial property represents an opportunity not to be missed.



## Property Description

### PROPERTY

Upon entering, you are welcomed by a well-proportioned and thoughtfully arranged ground floor. The property boasts three bright and versatile reception rooms, ideal for both formal entertaining and relaxed family living, along with a dedicated study perfect for home working. The fully fitted kitchen provides ample storage and workspace, complemented by a practical utility room. A ground floor WC further enhances everyday convenience. Upstairs, the first floor offers four spacious bedrooms, well-suited to growing families. Two modern bathrooms and an additional WC ensure comfort and flexibility for busy households.

### OUTSIDE

Externally, the home continues to impress. To the front, a substantial driveway provides ample off-street parking and leads to a double garage. To the rear, a well-maintained private garden creates an ideal outdoor haven for relaxing, family time, or entertaining guests.

### LOCATION

Ideally positioned within walking distance of the vibrant village centre of Chalfont St Peter, residents can enjoy a variety of shops, boutiques, cafés, and restaurants. The property is also close to local parks and falls within the catchment area for several highly regarded schools. Nearby Gerrards Cross offers frequent mainline services into London Marylebone, making this an excellent choice for commuters.

### TENURE

Freehold sale  
South Bucks council  
Council tax band: G  
EPC rating: C

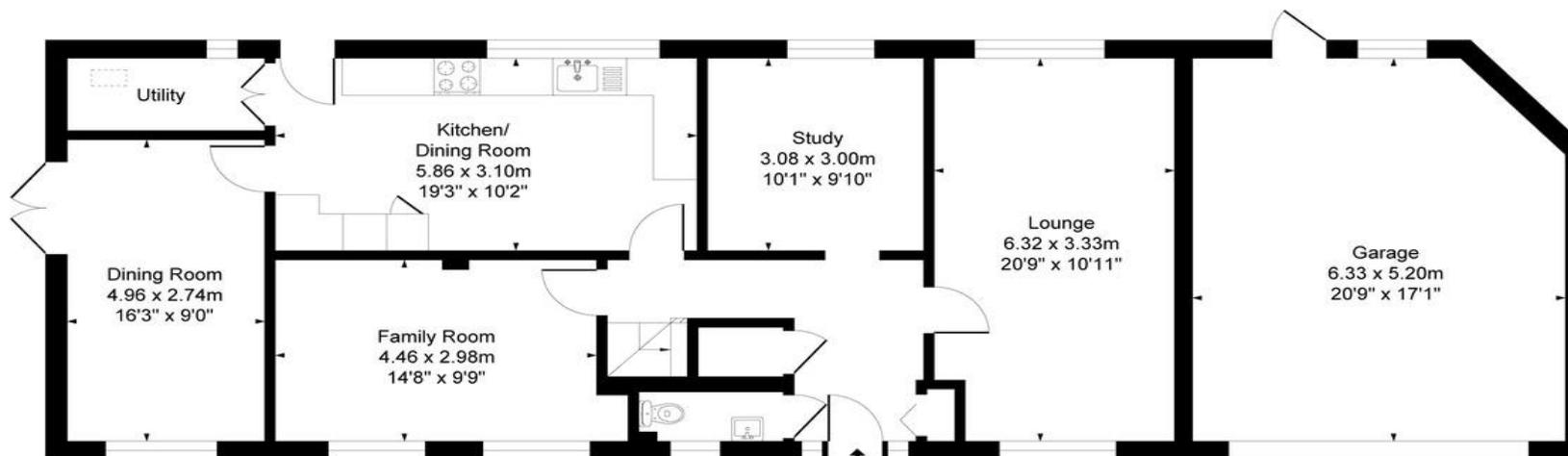


## Nicol Road SL9

Approx. Gross Internal Floor Area  
182.5 Sq M - 1965 Sq Ft  
Garage Area = 31.6 Sq M - 341 Sq Ft  
Total Area = 214.1 Sq M - 2306 Sq Ft



First Floor



Ground Floor



Illustration for identification purposes only, measurements are approximate, not to scale.  
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Hillingdon office  
11 Crescent Parade  
Hillingdon  
UB10 OLG

Uxbridge office  
41 Belmont Road  
Uxbridge  
UB8 1QT

Hillingdon office 01895 231311  
Uxbridge office 01895 707777  
info@andrewsresidential.co.uk  
www.andrewsresidential.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements