



Woodlands Close, Flat B
Gerrards Cross, Buckinghamshire, SL9

HAMPTONS
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Beyond your expectations

Three Bedroom apartment in Gerrards Cross

Hamptons International

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www.hamptons.co.uk

3 Beds | 3 Baths | WC | Kitchen | Open Plan Living/Dining Room | Communal Garden | Garage and Parking

Asking Price £645,000 Leasehold

Description

A stylish and spacious 3 bedrooms, 3 bathroom apartment in Gerrards Cross with garden and parking.

Having been converted from a single dwelling several years ago, this apartment is offered in good decorative order and would make a superb investment or lock up and leave.

The apartment is light and spacious, has three generous bedrooms, all with ensuite bathrooms, and built in storage.

The open plan living, dining room located next to the kitchen works well. The kitchen is comprehensively fitted with base and wall units, granite work surfaces, integrated appliances and a stainless steel American style fridge/freezer. The cloakroom has a floating table top style wash basin and separate laundry room with plumbing for a washing machine and tumble drier.

Outside

Communal gardens landscaped beautifully with mature trees, plants and hedges providing privacy. A garden pagoda belonging to this apartment creates a lovely space to sit and enjoy. There is an allocated parking space and a garage.

Location

The popular village of Gerrards Cross is situated approximately 25 miles from Central London. The property is located in very close proximity to the amenities of central Gerrards Cross centre, which include

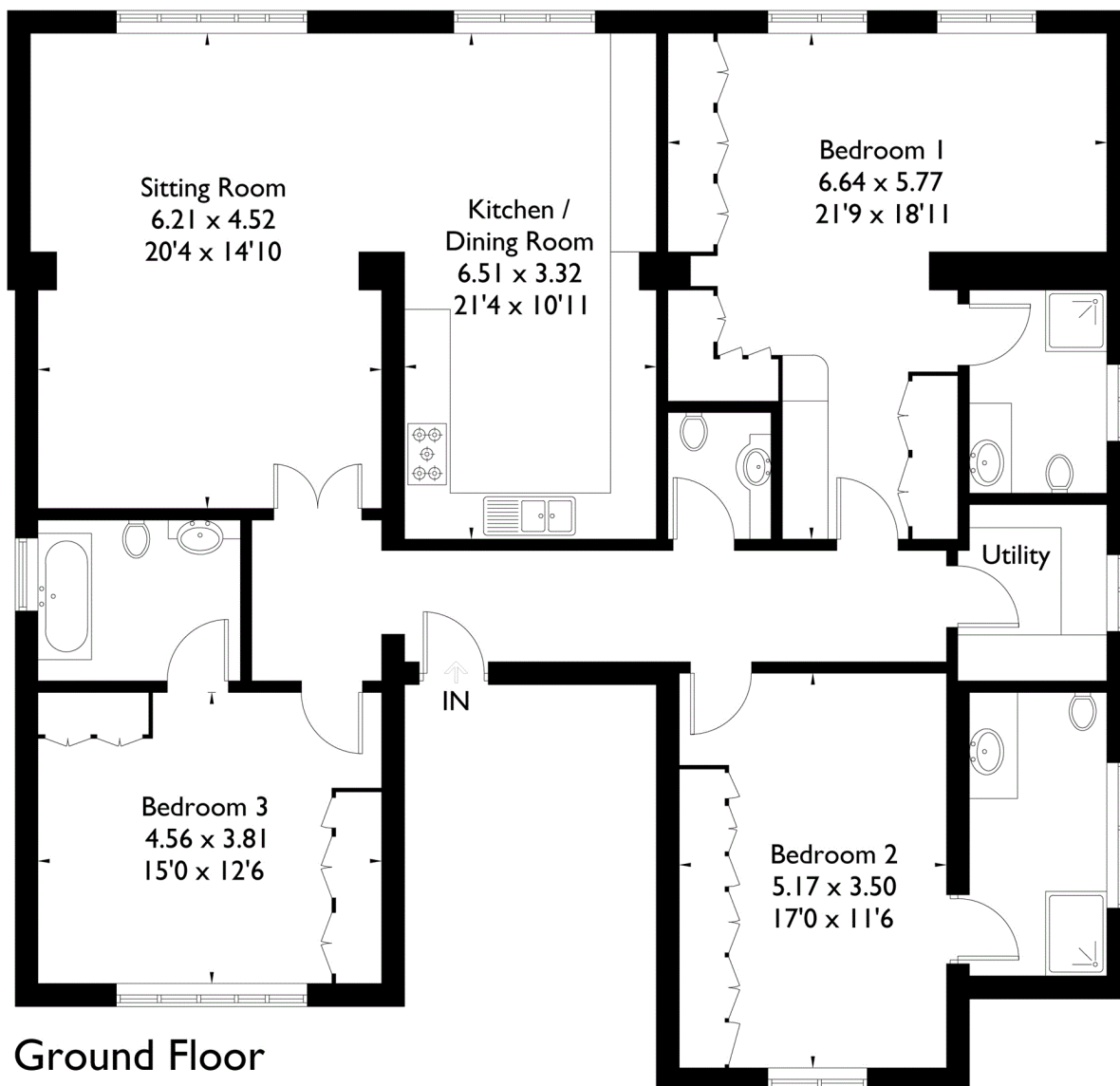
good day to day shopping, M&S Simply Food, Waitrose, Tesco & Sainsburys Local, a variety of restaurants & community library. The Chiltern Rail Line links Gerrards Cross rail station to London Marylebone (fast services taking approximately 20 minutes), which is easily accessed by the commuter rail link into London Marylebone (fast trains take approximately 18-20 minutes).

Additional Information

South Buckinghamshire is renowned for its excellent range of schooling both state and independent - further information can be sourced via www.buckscc.gov.uk, www.southbucks.gov.uk, www.ofsted.gov.uk or www.schools-search.co.uk (using the Postcode SL9 7).



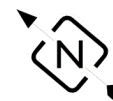
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor

Woodlands Close, Gerrards Cross

Approximate Gross Internal Area
161.3 sq m / 1736 sq ft



Floorplanz © 2016
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This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

