



The Oaks
Bull Lane, Chalfont St Peter, Buckinghamshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A beautifully presented detached bungalow with spacious accommodation, within easy reach of the town centre.

Offered with no onward chain, this detached three bedroomed bungalow is close to the town and railway station. Accommodation includes triple aspect lounge/dining room, kitchen/breakfast room, principle bedroom with ensuite shower room, landscaped gardens and electric security gates.



1 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



GARAGE



LANDSCAPED GARDENS



FREEHOLD



TOWN



1496 SQ FT



**GUIDE PRICE
£1,250,000**



The property

Rarely available in this location, a detached single storey home offering a blend of comfort, convenience, and style, with its light filled interior, spacious layout, and delightful garden.

The Oaks is approached through electric security gates onto a shingle parking area. It is set in well landscaped private gardens, and is situated within striking distance of the town centre.

The property has been very well maintained and updated, with a neutral decor offering the perfect canvas for your personal touch.

A welcoming entrance hallway provides access to all rooms including a fabulous triple aspect lounge/dining room with large windows that flood the space with natural light.

The well appointed kitchen is comprehensively equipped with integrated appliances, plenty of workspace, and flows into a floor to ceiling glazed

breakfast room with French doors into the garden.

The generous principal bedroom features a stylish en-suite shower room, and there are two further bedrooms served by an elegant shower room. All three bedrooms benefit from fitted wardrobes.



Outside

The Oaks is approached through electric security gates onto a shingle gravel parking area for multiple vehicles and access to the attached garage.

The thoughtfully landscaped gardens are ideal for relaxing or entertaining, laid mainly to lawn with an ornate pond, well stocked flower beds and is well screened by mature hedging.

Location

Gerrards Cross is a picturesque and highly convenient town with a wide range of shopping facilities, including Waitrose, Tesco, as well as a host of independent stores, hotels, restaurants, cafes, public houses, a cinema, community library and health centre.

Local sporting amenities are excellent and include Bull Lane Tennis Club, Gerrards Cross Squash Club, Gerrards Cross Golf Club and Dukes Wood Sports Club, the latter offering tennis, cricket and hockey.

Ideal for the commuter, the nearby M40 links to the M25, M1, M4 and Heathrow/Gatwick airports, while Gerrards Cross station offers a speedy Chiltern Rail link to London Marylebone.



Distances

- M40 (Junction 2) 4.3 miles
- M25 (Junction 1a) 15.8 miles
- Heathrow Airport T5 12.5 miles
- Central London approx 22 miles

Nearby Stations

Gerrards Cross Station 1.1 miles
Slough Station - Elizabeth Line 6.5 miles

Key Locations

- Burnham Beeches 5 miles
- Black Park Country Park 4.6 miles
- Windsor Castle 10 miles

Nearby Schools

- Gayhurst
- Thorpe House
- St Mary's
- Maltman's Green



Approximate Gross Internal Area
 139.0 sq m / 1496 sq ft
 Garage / Shed = 27.3 sq m / 294 sq ft
 Total = 166.3 sq m / 1790 sq ft



Ground Floor

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

Floorplans

House internal area 1,496 sq ft (139 sq m)
 For identification purposes only.

Directions

SL9 8RH

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General

Local Authority: Buckinghamshire Council
 Services: Main gas, electricity, water and drainage
 Council Tax: G
 EPC Rating: D

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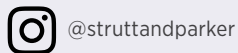
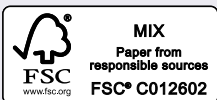
Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

01753 891188

gerrardscross@struttandparker.com

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