




The Glade

55 Dukes Wood Drive, Gerrards Cross, Buckinghamshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A most elegant six bedroom residence nestled on one of the most sought after roads in Gerrards Cross.

Offering luxurious accommodation over three floors, set in beautifully tended gardens.



3 RECEPTION ROOMS



6 BEDROOMS



5 BATHROOMS



GARAGE



LARGE GARDEN



FREEHOLD



TOWN



3,226 SQ FT



**GUIDE PRICE
£1,900,000**



The property

The welcoming entrance provides access to all ground floor reception rooms, a cloakroom and the spacious Kitchen / breakfast room. The kitchen is beautifully designed with a contemporary range of base and eye level units, integrated appliances, and a spacious central island. This is also convenient access to the utility room.

The living room is generously proportioned, with two sets of double doors opening onto the rear decked terrace and gardens. Both of the dining room and study benefit from front-facing aspect views.

On the first floor, there are five bedrooms including a spacious principal suite with its own dressing room and en suite bathroom. Of the four additional bedrooms, two also feature en suite facilities, while the remaining bedroom is served by a well-appointed family bathroom.

The second floor offers a sixth bedroom along with its own bathroom, providing additional flexibility and privacy.



Outside

The property features a garage, a spacious driveway and private parking for several cars. The generously sized rear lawn is level and well maintained, enclosed by fencing, trees and foliage cover for added privacy.

Location

The property is situated close to the heart of Gerrards Cross, which boasts a wide variety of shopping facilities, including Waitrose, Tesco, boutiques, coffee houses, restaurants and public houses.

The Chiltern Line station of Gerrards Cross provides fast commuter links to Central London, Marylebone, while nearby M25 & M40 motorways provide easy access to London Heathrow Airport & the national motorway network.

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

The area offers a good selection of state primary and secondary schooling together with Grammar schools and a wide range of independent schools.



Distances

- M40 approx. 5 miles
- M25 approx. 4 miles
- London Heathrow Airport approx. 12 miles

Nearby Stations

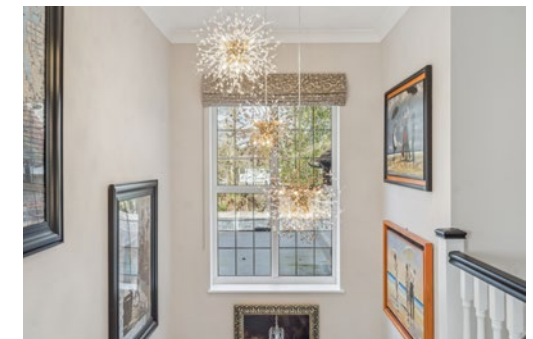
- Gerrards Cross

Key Locations

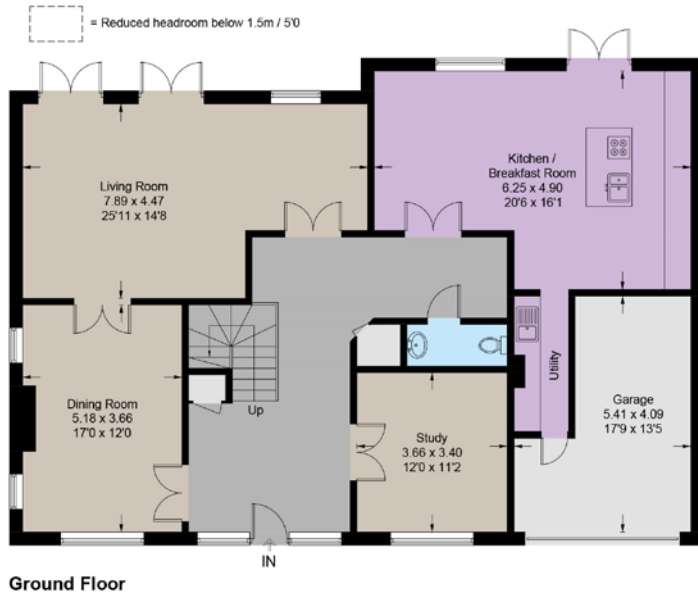
- Gerrards Cross Town
- Chalfont St Peter
- Beaconsfield

Nearby Schools

- Gerrards Cross Cof E School
- Gayhurst School
- Thorpe House
- Maltman's School
- St Mary's School
- Beaconsfield High School



Approximate Gross Internal Area
 Ground Floor = 156.2 sq m / 1,681 sq ft
 First Floor = 124.3 sq m / 1,338 sq ft
 Second Floor = 19.2 sq m / 207 sq ft
 Total = 299.7 sq m / 3,226 sq ft



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.
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Floorplans

House internal area 3,226 sq ft (299.7 sq m)
 For identification purposes only.

Directions

SL9 7LJ

what3words: ///enhancement.start.bucket

General

Local Authority: Buckinghamshire Council

Services: mains gas, electricity, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: G

EPC Rating: D

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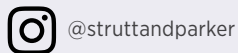
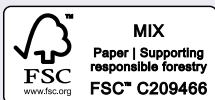
Gerrards Cross

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