

82 Fulmer Drive, Gerrards Cross, Buckinghamshire



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A fine opportunity to acquire this south facing property set on a generous level plot on the sought after Fulmer Drive. The property lends itself well for complete modernisation and extension or potential replacement with a new dwelling subject to obtaining planning consent and is one of the few remaining large plots on the Dukes Wood estate.

Gerrards Cross Train Station 1.4 miles , (London Marylebone 23 minutes), Beaconsfield 5.2 miles, Heathrow Airport (Terminal 5) 12.1 miles

Two reception rooms | Kitchen/dining room Utility | Cloakroom | Four bedrooms | Two bathrooms | Garage | EPC Rating D

The property

Entering the property to the ground floor, there are two reception rooms, kitchen / dining room, utility room, cloakroom, and access to the garage.

On the first floor there are four bedrooms and two bathrooms.

Outside

Outside, the property currently offers parking for several cars. The level rear garden is well protected and enclosed by shaped hedging and boundaries.

Location

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

The area offers a good selection of state primary and secondary schooling including The Gerrards Cross CofE School and Fulmer Infant School, together with grammar schools and a wide range of independent schools including St. Mary's, Thorpe House, Gayhurst and Maltman's Green.















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Directions

What3words:///gasp.motel.minute

General

Local Authority: South Bucks District Council **Services:** Mains gas, electric, water and drainage

Council Tax: Band G **Tenure:** Freehold

Guide Price: £1,825,000

Gerrards Cross

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