



35 Upper Meadow, Hedgerley Lane, Gerrards Cross,  
Buckinghamshire

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# 35 Upper Meadow, Hedgerley Lane, Gerrards Cross, Buckinghamshire SL9 7EY

A stylish and impeccably presented first floor apartment set within the highly regarded Upper Meadow development.

Gerrards Cross station 1.4 miles (London Marylbone 23 minutes), 5 miles to Beaconsfield, 12.7 miles to Heathrow (Terminal 5)

Reception room | Kitchen | Two bedrooms  
Bathroom | Balcony | Two allocated parking spaces | EPC Rating C

## The property

This two bedroom apartment offers excellent space in excess of 1,000 square feet. Entering the property, access is provided to many rooms including the kitchen and reception room, coats cupboard, bathroom and bedrooms. The principal bedroom enjoys the benefit of an en suite bathroom.

The kitchen is comprehensively equipped with a generous range of base and eye level units and fitted appliances with space for a table and several chairs. The reception room is bright and airy being double aspect and double doors lead onto a south / west facing balcony.

## Outside

Outside, the property has the benefit of private parking (2 allotted spaces) and use of extensive communal grounds.

## 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.

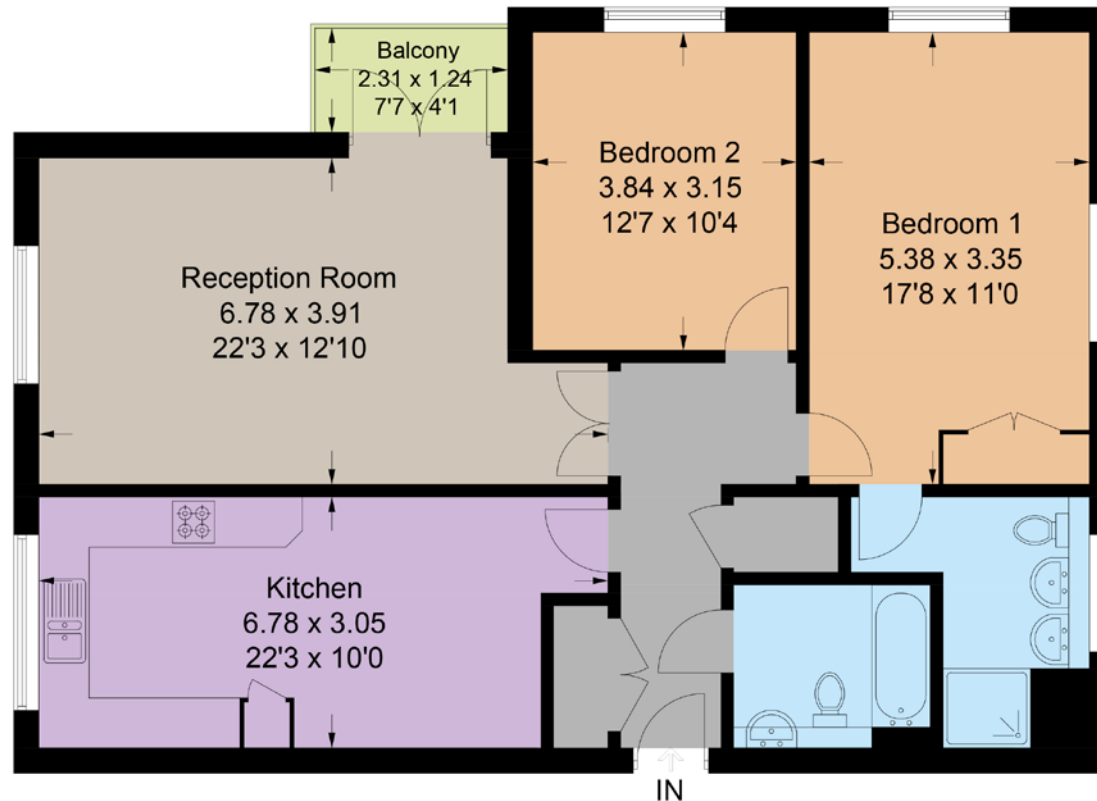
The area offers a good selection of state primary and secondary schooling including The Gerrards Cross CofE School and Fulmer Infant School, together with grammar schools and a wide range of independent schools including St. Mary's, Thorpe House, Gayhurst and Maltman's Green.







Approximate Gross Internal Area  
98.8 sq m / 1,063 sq ft



## First 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.

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## Directions

What3words:///league.slams.danger

## General

**Local Authority:** South Bucks District Council

**Services:** Gas, electric mains water and drainage

**Council Tax:** Band F

**Tenure:** Leasehold (lease expires 2132)

**Service Charge:** £2,000 pa

**Ground Rent:** £300 pa

**Guide Price:** £550,000

## Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

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