



27, Moreland Drive, Gerrards Cross, Buckinghamshire

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## 27, Moreland Drive, Gerrards Cross, Buckinghamshire SL9 8BD

A bright light and spacious five bedroom detached house in a highly sought-after area close to the town centre, and with fabulous views over fields at the rear.

Gerrards Cross train station 1 mile (Chiltern line),  
Heathrow airport (terminal 5) 11.2 miles town

Entrance Hall | Living room | Dining room  
Kitchen/breakfast room | Utility | Cloakroom  
Study | Five bedrooms | Two bathrooms  
Garage | EPC Rating D.

### The property

A substantial detached home offering excellent scope for some improvement. The spacious and well planned accommodation includes five bedrooms, two bathrooms and three reception rooms. It occupies a fabulous location close to the town centre and within very easy reach of the C and E school.

On the ground floor, it features a modern kitchen/ breakfast and utility room and on the first floor there are two modern bathrooms, one of which is en suite to the principal bedroom. There are also two balconies, the rear having fabulous views over the garden and fields beyond. There is, however, some attention and modernisation required in other areas.

### Outside

To the front of the property, a block paved driveway offers parking for several vehicles and access to an integral garage. There is also an area of lawn and gated access to the side. To the rear of the house is a large terrace with outside lighting and a tap. Steps lead down an area of lawn with flower bed borders, and further steps lead down to a cottage style area

at the rear of the property, which then backs directly onto farmland with gated access.

### Location

Gerrards Cross is a popular and thriving small town with plenty of character and a good selection of pubs, restaurants and shops. With an excellent regular train service into London Marylebone and excellent links to the motorway network via the M40 and M25, plus extensive local amenities and easy access to the stunning Chiltern Hills area of outstanding natural beauty, Gerrards Cross is one of south Buckinghamshire's most highly sought after towns.

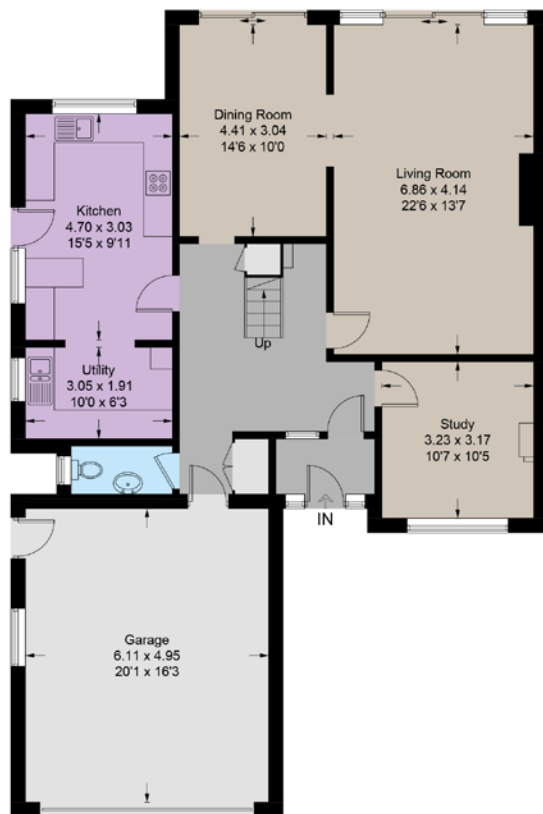
The area offers a good selection of state primary and secondary schooling including Gerrards Cross CofE School and Fulmer Infant School, together with grammar schools and a wide range of independent schools including St Mary's, Thorpe House, Gayhurst and Maltmans Green.







Approximate Gross Internal Area  
 Ground Floor = 130.5 sq m / 1,405 sq ft  
 (Including Garage)  
 First Floor = 94.1 sq m / 1,013 sq ft  
 Total = 224.6 sq m / 2,418 sq ft



Ground Floor



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.

## Directions

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## General

**Local Authority:** South Bucks District Council

**Services:** Mains gas, electricity, water and drainage

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,250,000

## Gerrards Cross

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