



2, Esra Lodge, 87 Packhorse Road, Gerrards Cross,
Buckinghamshire

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BNP PARIBAS GROUP 

2, Esra Lodge 87 Packhorse Road Gerrards Cross Buckinghamshire SL9 8HU

A fabulous ground floor apartment forming part of a luxury gated development and having been meticulously maintained since new just two years ago. The property is ideally located just yards from the town centre shops and services.

Gerrards Cross mainline station 0.3 miles (London Marylebone, 23 minutes), Heathrow Airport (Terminal 5) 11.6 miles.

Entrance hall | Kitchen/living/dining area
Two bedrooms | Two bathrooms (one en suite)
Private terrace | Communal gardens | Gated development with two allocated parking spaces and electric car charging point.
EPC Rating B

The property

A light and welcoming entrance hall features beautiful Parador flooring, which flows through to a stunning kitchen living dining area.

The kitchen area is well equipped with a good range of domestic appliances, fitted cupboards and quartz work surface.

Bifold doors lead out onto a private terrace with communal gardens beyond.

The main bedroom includes fitted wardrobes, and a drawer unit. A generous en suite bathroom is fitted with a large walk-in shower with double sliding shower door, a large rainhead shower rose and separate handheld shower attachment. Bedroom two is another

good size room again with fitted wardrobes. The main bathroom is fitted with an attractive contemporary suite, this time including a panel bath with mixer tap and handheld shower attachment.

Outside

The property is approached through electric gates where there are parking spaces for two cars, an electric car charging point and there is one visitor parking space for the development. This particular flat benefits from his own private terrace and there are communal gardens.

Location

Gerrards Cross is a 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, an Everyman cinema and community library.

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

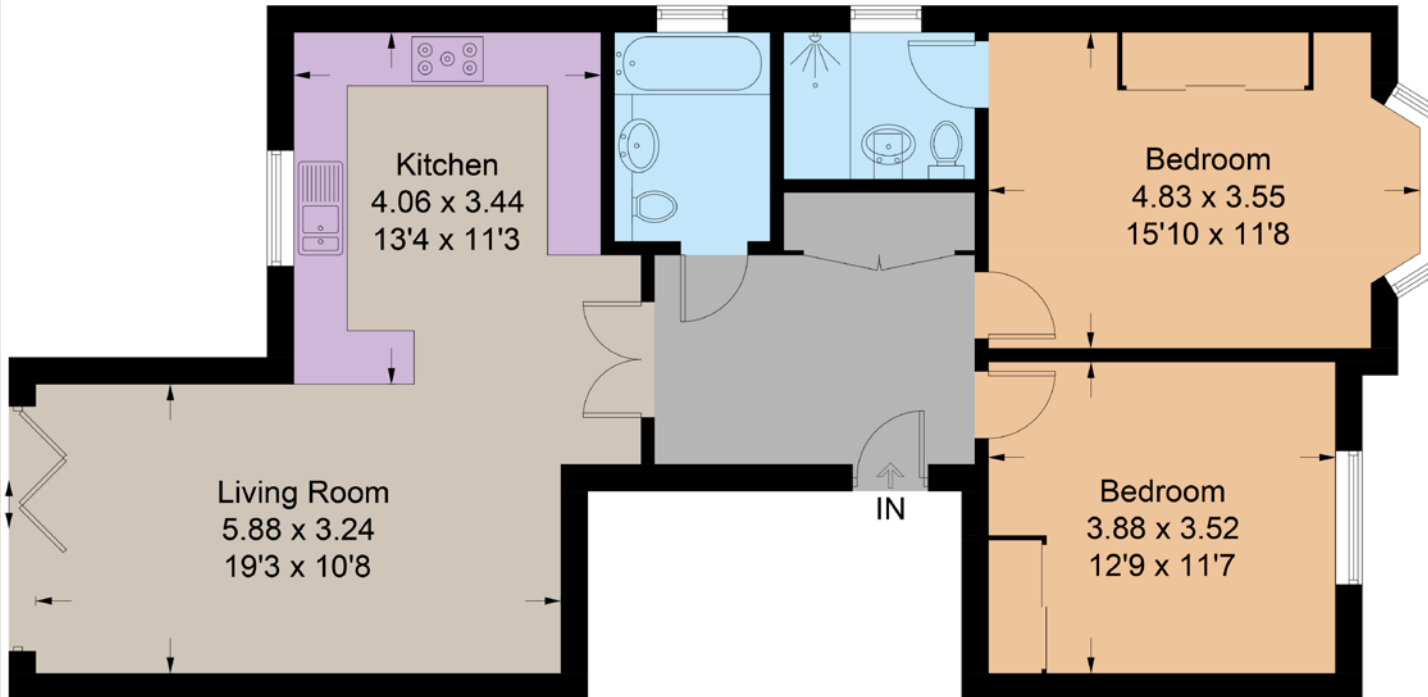
Ideal for the commuter, the motorway network can be accessed at Junction 1 M40 (Denham)), linking to the M25, M1, M4, and Heathrow/Gatwick airports, while Gerrards Cross station boasts a speedy Chiltern Rail link to London Marylebone.

The area offers a good selection of state primary and secondary schooling including The Gerrards Cross CofE School, Fulmer Infant School and Beaconsfield High School (all rated Outstanding by Ofsted) 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 = 85.3 sq m / 918 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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Directions

What3Words: ///emerge.agenda.money

General

Local Authority: Buckinghamshire
Services: Mains gas, electric and water drainage
Council Tax: Band F
Tenure: Leasehold:999 years from 1st June 2021
Service Charge: £2,300 pa
Guide Price: £730,000

Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

01753 891188

gerrardscross@struttandparker.com
struttandparker.com



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