



4 The Chyne

Gerrards Cross, Buckinghamshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A charming three bedroom end of terrace home in the most sought after location in Gerrards Cross

Offered with vacant possession and no onward chain



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



GARAGE



PRIVATE GARDEN



FREEHOLD



TOWN



1,324 SQ FT



£875,000



The property

This lovely home has been well maintained by the current owner, who has owned the property from new in 1993.

The internal accommodation comprises a welcoming entrance hall with cloakroom to the front. Beside the staircase is a deep walk in cupboard that provides useful storage. The two reception rooms are of an open plan style; configured as a dining room and living room. Both enjoy views over the private garden to the rear. The living room also affords a feature fireplace and direct access onto the rear patio via a casement door.

The kitchen/breakfast room is comprehensively fitted with a range of wall and floor cabinetry together with ample work surfaces. Appliances include a fridge/freezer, dishwasher, double oven and washing machine. A water softener has also been fitted. The kitchen boasts a wonderful bay window where there is bench seating with table and chairs for morning eating.

A bright and airy conservatory completes the downstairs.

On the first floor there are three good double bedrooms, of which the principal bedroom has an en suite shower room. Serving the remaining bedrooms is a well-appointed family bathroom suite.



Outside

The partly walled, low maintenance gardens to the rear enjoy a lovely feeling of seclusion. Adjoining the house is a small terrace for outdoor entertaining. Steps lead up the garden to the garage which has an automatic up-and-over door, light and power. To one side of the path is an artificial lawn which is bounded by a colourful variety of shrubs and perennials.

Location

Gerrards Cross frequently appears in surveys as one of the most desirable places to live in England. Located close to the M25 and M40 motorways and with the local Chiltern line station providing frequent fast services to Marylebone, it offers excellent travel links yet retains the atmosphere of an unspoiled, thriving country village.

The high street and boutique style shops, cafes, bistros, banks and hotel are mainly on Packhorse Road and Station Road, which together form Gerrards Cross' bustling heart.

The area is also renowned for its excellent state and public schools which include Dr Challoners Grammar & High Schools, St Mary's, Gayhurst, Maltman's Green, and Thorpe House.



Distances

- Gerrards Cross 0.1 of a mile

Nearby Stations

- Gerrards Cross 0.2 of a mile (London Marylebone 22 minutes)

Key Locations

- Beaconsfield 4.7 miles
- Central London 20 miles
- M40 (JCT1) 3.5 miles
- London Heathrow Airport 14 miles

Nearby Schools

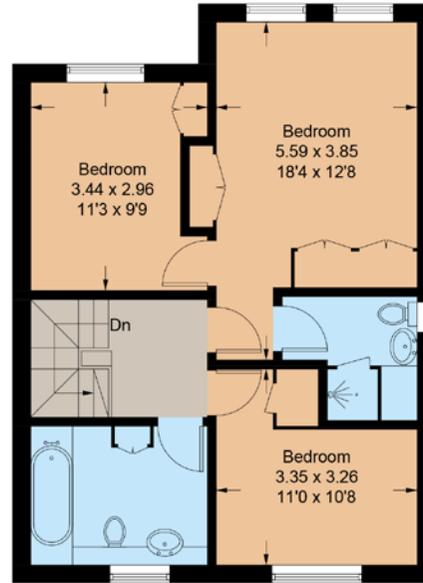
- Gayhurst
- Maltman's Green
- Thorpe House
- St Mary's School
- Beaconsfield High School
- Dr Challoner's High and Grammar Schools



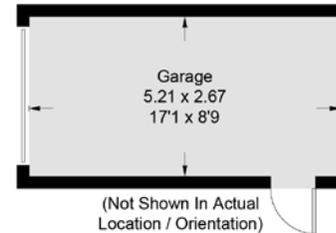
Approximate Gross Internal Area
 Ground Floor = 68.1 sq m / 733 sq ft
 First Floor = 54.9 sq m / 591 sq ft
 Garage = 13.8 sq m / 148 sq ft
 Total = 136.8 sq m / 1,472 sq ft



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.

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Floorplans

House internal area 1,324 sq ft (123 sq m)
 For identification purposes only.

Directions

SL9 8HZ

///what3words: wounds.humble.rails

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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