



Camp Road

GERRARDS CROSS, SL9 7PF



£3,500.00 Per month

AVAILABLE LATE FEBRUARY - Six month let considered - Situated on an elevated plot of just over a third of an acre on one of Buckinghamshire's most prestigious locations in the private Camp Road, close to the historic Roman Camp with its acres of open space. The house is situated less than a mile from Gerrards Cross village and train station. The accommodation on the ground floor comprises an entrance hall, cloakroom, four reception rooms and a kitchen/breakfast room. On the first floor there are six bedrooms, two en-suite bathrooms and family bathroom. This property also features front and rear gardens, gas central heating, majority double glazing, a carriage driveway providing ample off street parking for several cars and a double garage. Unfurnished.

ENTRANCE HALL

Wooden front door with leaded light windows on either side. Coved ceiling. Wall thermostat for central heating. Cloaks cupboard. Under stairs cupboard. Radiator. Stairs leading to first floor and landing.

CLOAKROOM

White suite incorporating WC and wash hand basin. Opaque double glazed window overlooking rear aspect.

SITTING ROOM

Feature marble fireplace. Coved ceiling. Two radiators. Leaded light window overlooking front aspect. Double doors leading to kitchen/breakfast room.

DINING ROOM

Coved ceiling. Radiator. Leaded light window overlooking front aspect. Door to inner hallway.

INNER HALLWAY

Coved ceiling. Wall light point. Two radiators. Windows overlooking side and rear aspects. Sliding double glazed patio door leading to rear.

FAMILY ROOM

Down lighters. Coved ceiling. Radiator. Double glazed leaded light window overlooking front aspect.

KITCHEN

Triple aspect room with double glazed windows overlooking rear aspect and sliding double glazed patio door leading to rear. Well fitted with Shaker style wall and base units. Granite effect work surfaces with tiling over. One and a half bowl Franke sink unit with mixer tap and drainer. Central island unit with five ring gas hob with extractor hood over and cupboard units under. Fitted oven and grill. Fitted fridge and freezer. Plumbed for dishwasher. Two radiators.

UTILITY ROOM

Work surface. Plumbed for washing machine. Space for dryer and fridge. Wall mounted central heating boiler. Opaque window overlooking rear aspect.

LANDING

Part galleried with coved ceiling. Access to loft. Two radiators. Double glazed window overlooking side aspect.

BEDROOM 1

Well fitted with wardrobes, drawer units and cupboards. Coved ceiling. Radiator. Leaded light window overlooking front aspect. Door to:

EN SUITE SHOWER ROOM

Fully tiled with suite incorporating walk in shower, w.c and wash hand basin. Down lighters. Shavers point. Radiator. Opaque double glazed window overlooking side aspect.

BEDROOM 2

Built in wardrobes with high gloss fronts. Radiator. Double glazed windows overlooking front aspect. Door to:

EN SUITE BATHROOM

Partly tiled with white suite with walk in fully tiled shower, WC, bath and wash hand basin. Chrome heated towel rail. Fitted storage units with high gloss fronts. Opaque double glazed windows overlooking rear aspect.

BEDROOM 3

Fitted wardrobes, cupboard units and drawers. Coved ceiling. Radiator. Leaded light window overlooking front aspect.

BEDROOM 4

Fitted wardrobes. Coved ceiling. Radiator. Double glazed window overlooking rear aspect.

BEDROOM 5

Coved ceiling. Radiator. Double glazed window overlooking rear aspect

BEDROOM 6

Coved ceiling. Radiator. Leaded light window overlooking front aspect.

BATHROOM

Partly tiled with white suite incorporating bath with hand held extendable shower attachment, fully tiled walk in shower unit, wash hand basin with mixer tap set into vanity unit with granite top and cupboards below, and WC. Downlighters. Expel air. Opaque double glazed window overlooking rear aspect.

DOUBLE GARAGE

Electric up and over door. Pedestrian door to rear.

FRONT GARDEN

Carriage driveway providing ample parking for several cars. Lawn area. Evergreen hedging. Variety of shrubs and plants. Coniferous and deciduous trees. Pedestrian side access with wrought iron gate. Outside light points. Storm porch with tiled flooring and light.

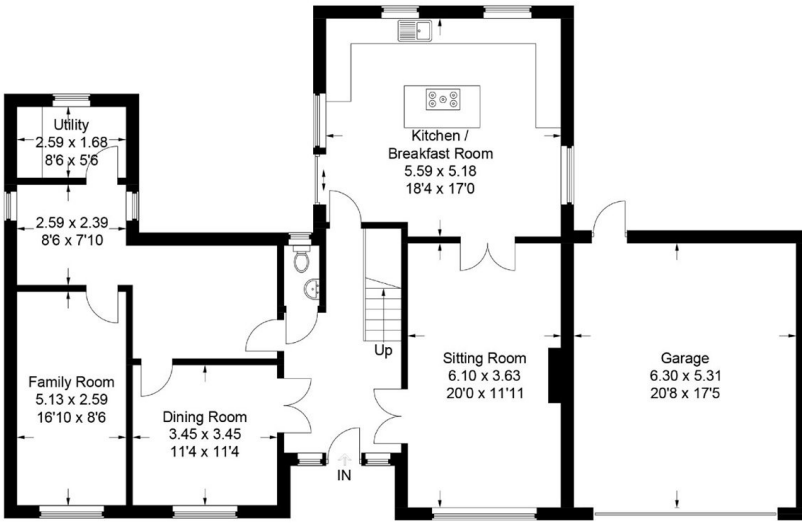
REAR GARDEN

Mainly laid to lawn with hedge boundaries, the rear garden is laid out in two terraced areas. There is a large paved patio area with brick retaining walls adjoining the property, and paved steps from the patio lead to the first terraced area with lawn and flower bed borders. Further steps lead to the second tier which is laid to lawn with deciduous and evergreen trees and hedging.

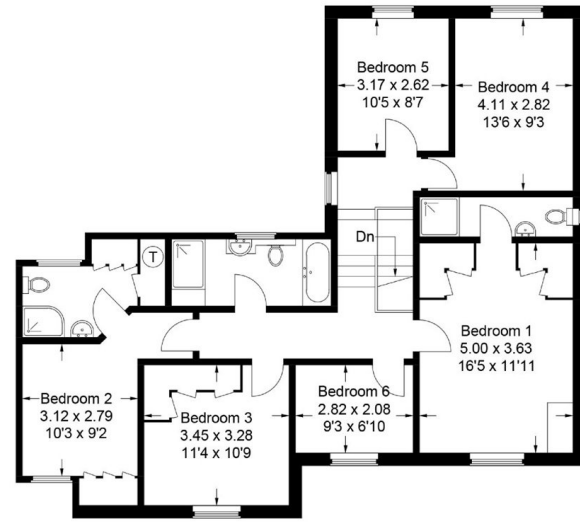
Draft details awaiting vendor's approval.



Approximate Gross Internal Area
 Ground Floor = 115.7 sq m / 1245 sq ft
 First Floor = 102.1 sq m / 1099 sq ft
 Garage = 33.5 sq m / 361 sq ft
 Total = 251.3 sq m / 2705 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		80
(55 to 68)	D	68	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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