



Lower Road
GERRARDS CROSS, SL9 8LQ



Guide Price £1,650,000

Situated less than 1 mile from Gerrards Cross rail station with its connection to London Marylebone, a Georgian style detached family home situated on a good size plot. Positioned behind electric gates there is generous off-street parking and a detached double garage. The accommodation comprises entrance hall, cloakroom, living room, dining room, family room, two conservatories, kitchen/breakfast room, utility room, galleried landing, five double bedrooms, two with en suite bathrooms and a family bathroom. A real feature of this property is its south westerly facing secluded rear garden extending to over circa 100' in length by 75' in width. There is a wooden built pool room (pool currently not in use) which could easily be converted back to provide a pool/home office/gym.

ENTRANCE LOBBY

Wooden front door with opaque windows either side overlooking front aspect. Door to large storage room with tiled floor, opaque window overlooking front aspect and an electric seat lift. Double casement doors with opaque glass insets with windows either side lead to entrance hall. Door to:

CLOAKROOM

Fully tiled with a suite incorporating WC and wash hand basin with mixer tap set into vanity unit with drawer and cupboards under. Coved ceiling. Down lighter. Radiator. Opaque window overlooking front aspect.

ENTRANCE HALL

20' 1" x 10' 9" (6.11m x 3.28m) Ornate coved ceiling. Two radiators. Staircase leading to first floor and galleried landing.

LIVING ROOM

23' 11" x 15' 9" (7.30m x 4.81m) Adam Style fireplace with wooden mantle and marble hearth and inset. Ornate coved ceiling. Two ornate ceiling roses. Down lighters. Two radiators. Window overlooking rear aspect. Casement doors with clear glass insets and windows either side leading to:

CONSERVATORY

25' x 9' 11" (7.62m x 3.02m) Tiled flooring. Double glazed windows overlooking patio and rear garden. Casement doors to conservatory. Sliding doors to rear garden.

DINING ROOM

15' 9" x 15' 5" (4.81m x 4.69m) Double casement doors with opaque glass insets leading to entrance hall. Ornate coving. Dimmer switch. Down lighters. Three radiators. Door to kitchen. Double casement door with clear glass insets and windows either side leading to conservatory.

FAMILY ROOM

16' 1" x 11' 9" (4.90m x 3.59m) Coved ceiling. Radiator. Two windows overlooking front aspect.

KITCHEN

15' 5" x 12' 9" (4.69m x 3.89m) Well fitted with wall and base units. Work surfaces with tiled splash backs. One and a half Franke sink unit with mixer tap and drainer. Double fitted oven. Four ring electric hob with expel air over. Fitted fridge and freezer. Fitted dishwasher. Central island. Tiled floor. Coved ceiling. Down lighters. Radiator. Windows overlooking rear and side aspects. Door to:

UTILITY ROOM

9' 1" x 6' 9" (2.77m x 2.07m) Sink unit with mixer tap and drainer. Plumbed for washing machine. Work surface with tiled splash back. Tiled floor. Cupboard housing electric fuse box, gas meter and water softener. Coved ceiling. Access to loft space. Floor mounted gas central heating boiler unit. Casement door leading to side access and rear. Window overlooking rear aspect.

BREAKFAST ROOM

16' x 11' 10" (4.87m x 3.60m) Tiled floor. Coved ceiling. Door to hall way and to conservatory. Windows overlooking front aspect. Sliding patio doors leading to:

CONSERVATORY

12' x 8' 7" (3.65m x 2.62m) Tiled floor. Casement door leading to side and rear.

GALLERIED LANDING

Ornate coved ceiling. Down lighters. Airing cupboard with two lagged water cylinders and slatted shelving. Lift opening. Two windows overlooking front aspect.

BEDROOM 1

24' x 15' 10" (7.32m x 4.83m) Fitted wardrobe units and cupboards. Coved ceiling. Dressing area with three fitted double wardrobes. Radiator. Windows overlooking rear aspect and opaque window overlooking side aspect. Door to:

EN SUITE BATHROOM

Fully tiled with a suite incorporating corner bath, WC, bidet, "his and hers" wash hand basins with mixer taps set into vanity unit and a walk in shower. Coved ceiling. Down lighters. Expel air. Window overlooking rear aspect.

BEDROOM 2

20' 2" x 15' 9" (6.14m x 4.81m) Two fitted double wardrobes. Coved ceiling. Radiator. Windows overlooking rear aspect. Door to:

EN SUITE BATHROOM

Fully tiled with a suite incorporating bath with mixer tap and shower attachment, WC, bidet and wash hand basin with mixer tap. Radiator. Coved ceiling. Down lighter. Expel air. Window overlooking rear aspect.

BEDROOM 3

16' 1" x 11' 8" (4.90m x 3.56m) Two fitted double wardrobes. Coved ceiling. Radiator. Two windows overlooking front aspect.

BEDROOM 4

16' 1" x 11' 8" (4.90m x 3.56m) Two fitted double wardrobes with cupboard units. Coved ceiling. Radiator. Two windows overlooking front aspect.

BEDROOM 5

15' 10" x 8' 1" (4.82m x 2.46m) Coved ceiling. Access to loft. Radiator. Window overlooking rear aspect.

BATHROOM

Fully tiled with a suite incorporating double width walk in shower, wash hand basin with mixer tap and WC. Coved ceiling. Down lighters. Radiator. Window overlooking front aspect.

GARAGE

19' 1" x 17' (5.82m x 5.17m) A detached double garage with two up and over metal doors. Light and power. Under eaves storage space. Two windows. Attached car port.

FRONT GARDEN

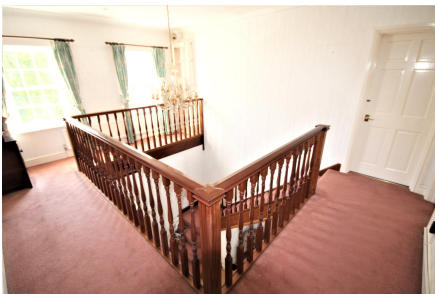
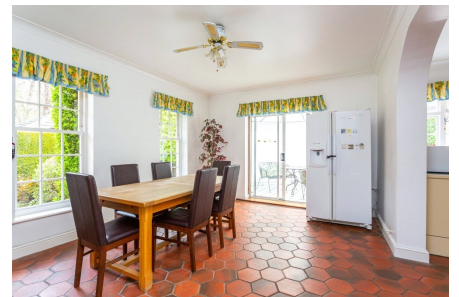
Electric wrought iron entrance gates. Brick herring bone brick driveway providing off street parking for several cars. Areas laid to lawn with hedge boundaries. Flower bed borders. Exterior lighting. Outside lighting. Wooden fence boundaries. Steps leading to storm porch and front door.

REAR GARDEN

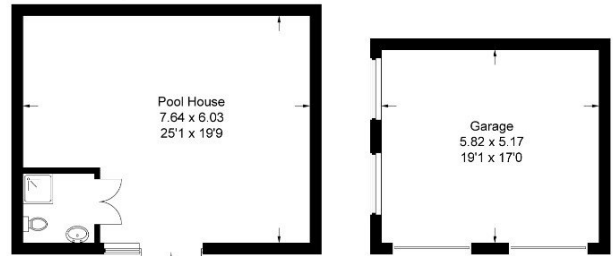
Circa 120' in length by 75' in width, a south westerly facing rear garden mainly laid to lawn with wooden fence boundaries and hedging. A wide variety of shrubs and coniferous and deciduous trees. Flower bed borders. Large paved patio area with brick built barbeque. Outside light and power points. Pedestrian side access on both sides with wooden gates.

POOL HOUSE

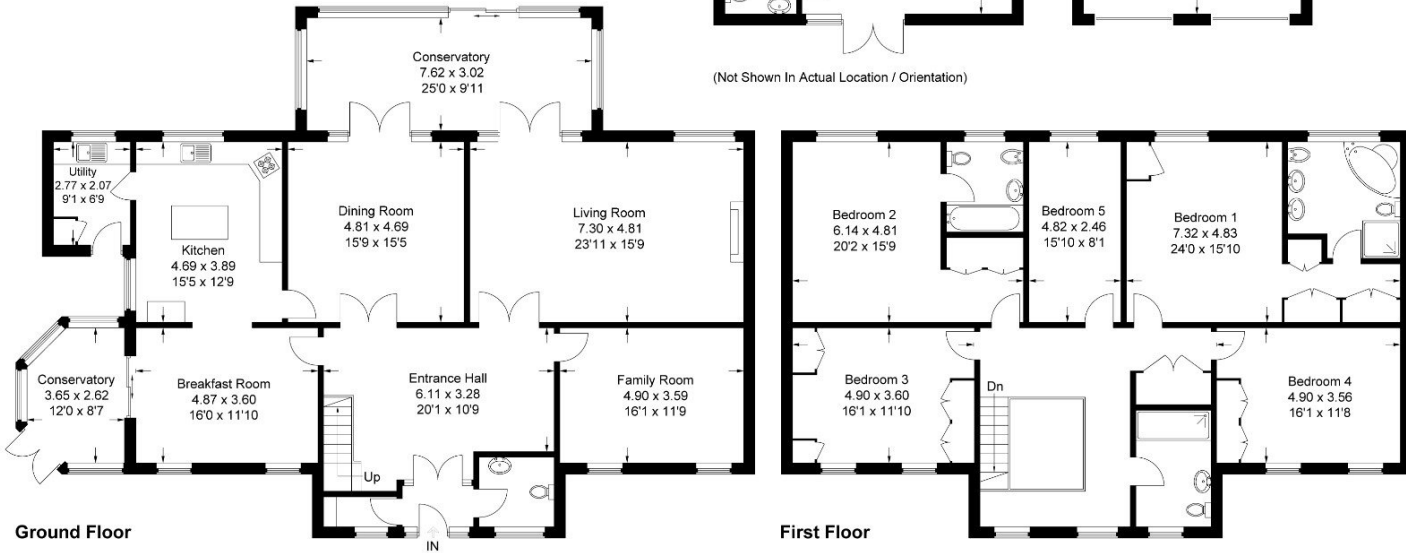
25' 1" x 19' 9" (7.64m x 6.03m) Large wooden pool house with small swimming pool (currently not in use). Shower room with shower cubicle, WC and wash hand basin. Light and power. This structure could easily be used as a home office/games room or gym.



Approximate Gross Internal Area
 Ground Floor = 190.2 sq m / 2,047 sq ft
 First Floor = 149.0 sq m / 1,604 sq ft
 Pool House = 46.5 sq m / 501 sq ft
 Garage = 30.3 sq m / 326 sq ft
 Total = 416.0 sq m / 4,478 sq ft



(Not Shown In Actual Location / Orientation)



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
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		81
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	47	
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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