



Woodbank Cottages

OXFORD ROAD, GERRARDS CROSS, SL9 7RJ



£465,000

In a prime location, within easy walking distance of Gerrards Cross village and train station, a charming period cottage which has been completely refurbished in recent years, so allowing for all the comforts of modern living but retaining all the charm of a bygone era. Extended and in pristine condition throughout, the accommodation on the ground floor consists of a sitting room, dining room, kitchen and bathroom. On the first floor there are two double bedrooms and the attic has been converted. There is a secluded courtyard garden to the rear and further features include gas central heating and double glazing. This property is sure to generate great interest and wide appeal.

SITTING ROOM

13' 5" max x 12' 4" into bay (4.09m x 3.76m) Exposed red brick feature wall with a feature polished wrought iron fireplace with gas coal effect fire inset and slate hearth. Cupboards with pine fronts and shelving either side. Down lighters. Cardine flooring. Feature double glazed bay window with modern fitted wooden shutters over looking front aspect. Radiator with ornate cover. Archway to:

DINING ROOM

9' x 9' (2.74m x 2.74m) With feature polished wrought iron fireplace with slate hearth and pine mantle. Fitted cupboards either side of fireplace. Cardine flooring. Radiator with ornate cover. Storage cupboards. Pine door to stairwell. Double casement doors with clear glass insets leading to:

KITCHEN

9' 5" x 8' 5" (2.87m x 2.57m) Well fitted with wall and base units. Granite effect worksurfaces with tiled splashbacks. Stainless steel sink unit with mixer tap. Built in four ring gas hob with glass splashback and extractor hood over. Built in oven. Plumbed for slimline dishwasher. Plumbed for washing machine. Space for upright fridge/freezer. Roof light. Cardine flooring. Double glazed window overlooking rear aspect. Downlighters. Casement door with double glazed glass insets leading to rear. Pine door to:

BATHROOM

Fully tiled with a modern suite incorporating corner bath with wall shower attachment, WC and wash hand basin with mixer tap. Cardine flooring. Chrome heated towel rail. Radiator with ornate cover. Fitted mirror and shelf unit. Down lighters. Opaque double glazed window overlooking rear aspect.

LOBBY

Wall fixed vertical metal ladder leading to attic room. Doors to bedrooms.

BEDROOM 1

13' 6" x 10' (4.11m x 3.05m) Feature exposed red brick chimney with wrought iron fireplace with pine mantle. Downlighters. School house radiator. Double glazed window with wooden fitted shutter overlooking front aspect.

BEDROOM 2

10' 9" x 9' 1" (3.28m x 2.77m). Cupboard housing gas central heating boiler unit and slatted shelving. Downlighters. School house radiator. Double glazed window overlooking rear aspect.

ATTIC ROOM

13' 8" x 8' 3" (4.17m x 2.51m) Two Velux windows. Under eaves storage space. Light and power.

FRONT GARDEN

Block paved with a small flower bed. Wooden fence and hedge boundaries. Wrought iron fence and pedestrian gate. Storm porch with light point and tiled flooring. Modern front door with ornate opaque leaded light glass insets.

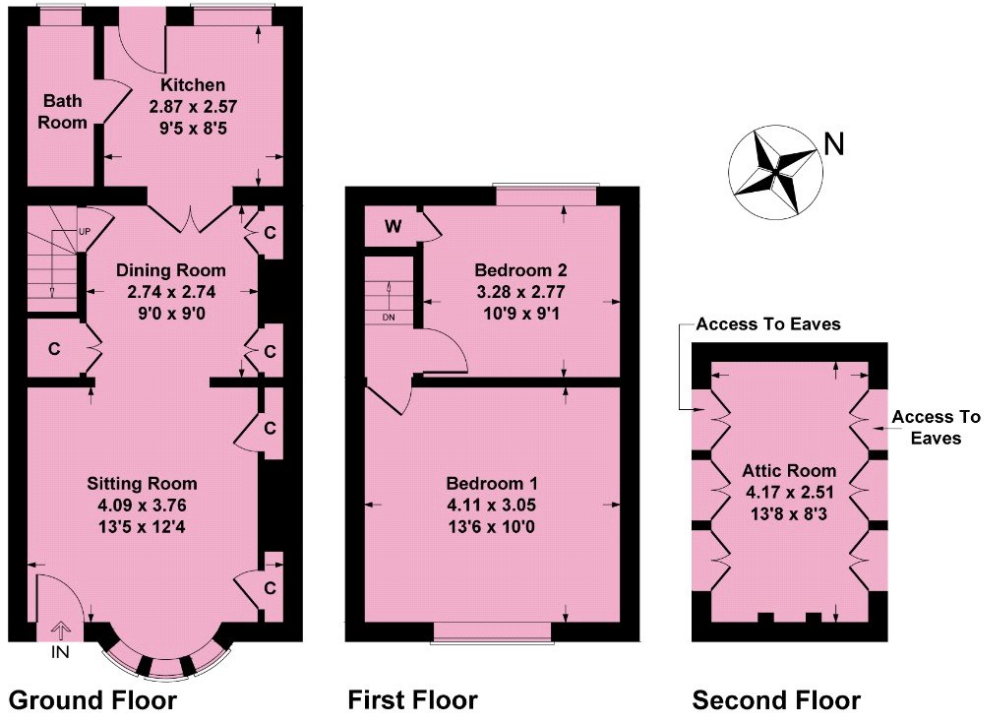
REAR GARDEN

Fully decked with brick built wall and wooden fence boundaries. Outside tap. Outside light. Pedestrian rear access with wooden gate.



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Approximate Gross Internal Area
 Ground Floor = 39.7 sq m / 427 sq ft
 First Floor = 27.2 sq m / 293 sq ft
 Second Floor = 10.4 sq m / 113 sq ft
 Total = 77.3 sq m / 833 sq ft



Not to Scale. Produced by The Plan Portal 2021
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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		82
(55 to 68)	D	65	
(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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