

# Hamptons

INTERNATIONAL



**Lower Road, Gerrards Cross, SL9**

3  2  1 

OFFERS IN EXCESS OF

**£900,000**

**(£900,000)**

## Property details

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### Key features

- Fully Renovated
- Three Bedrooms
- Two Bathrooms (1 En Suite)
- One Reception Room
- Kitchen/Diner
- Downstairs WC
- Parking for Two Cars
- Converted Garage
- Private Garden

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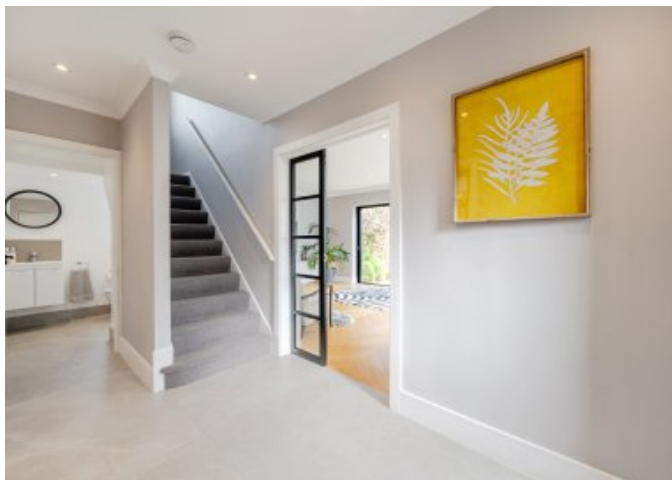
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## Description

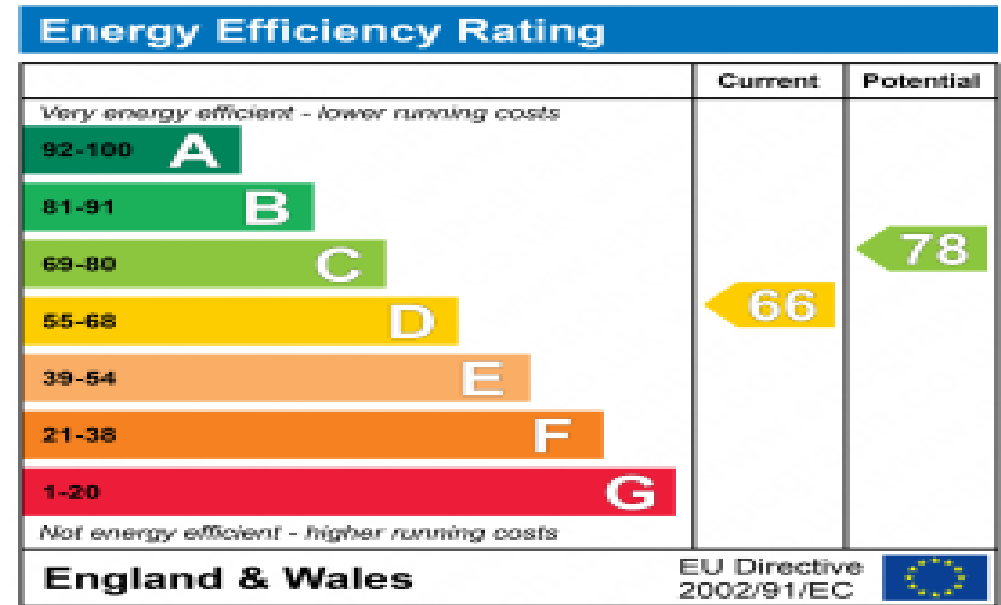
A thoughtfully modernised three-bedroom home offering stylish, modern living, located within walking distance of the sought-after village of Chalfont St Peter. The heart of the home is the contemporary kitchen, featuring sleek finishes and underfloor heating for year round warmth. Adjacent to the kitchen, the spacious living room is a true highlight, offering an inviting atmosphere and an abundance of natural light. Large, picturesque sliding doors seamlessly connect the indoors to the outdoors, opening onto a beautifully landscaped garden. Upstairs, you'll find three well proportioned bedrooms, including an en suite and a modern family bathroom, all finished to a high standard. The third bedroom is a versatile space, perfect as a home office or another double bedroom. Additionally, the electrics have been completely updated throughout, ensuring peace of mind and efficiency. Outside the well designed outdoor space includes a generous patio area, perfect for hosting family and friends, alongside a separate lawn ideal for children to play. The garden is wonderfully private, framed by mature trees that provide natural screening and a peaceful atmosphere. The property also benefits from two dedicated parking spaces and access to a shared driveway. A fully renovated single garage adds further versatility, currently being used as a home gym but equally suited for use as a studio, or an additional work-from-home space.

**Situation** The popular town of Chalfont St Peter is situated approximately 23 miles from Central London. The property is located only 1.2 miles to Gerrards Cross town centre and 0.2 of a mile to Chalfont St Peter village centre. Both provide good day to day shopping facilities with supermarkets (Waitrose, Tesco and Marks & Spencer Food Hall), churches, independent shops and restaurants. Gerrards Cross also has both an Everyman Cinema and the Chiltern Line Railway with fast services to London Marylebone taking 18 minutes. The motorway network can be accessed at M40 Junction 1 (Denham), approximately 3-4 miles distance, linking to M25, M1, M4 and Heathrow, Luton and Gatwick airports. There are very good sporting facilities within the local area including tennis at Bull Lane, golf at Gerrards Cross, local leisure centre & swimming pool and country walks via Maltmans Lane towards Jordans, Seer Green and Chalfont St Giles. Property Ref Number: HAM-61228

**Additional Information** This move-in-ready home is ideal for families or professionals seeking a stylish, low maintenance property with excellent outdoor space.







# Floor plan

Approximate Area = 1237 sq ft / 114.9 sq m  
Garage = 135 sq ft / 12.5 sq m  
Total = 1372 sq ft / 127.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement (2nd Edition)

# Location

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**+44 (0)20 8618 4551**

**[international@hamptons.co.uk](mailto:international@hamptons.co.uk)**

**[www.hamptons-international.com](http://www.hamptons-international.com)**