

The **Frost** Partnership

Gerrards Cross Sales: T: 01753 890909 E: gerrardscross@frostweb.co.uk

12 Gaviots Green, Gerrards Cross, Buckinghamshire, SL9 7EB

Asking Price: £475,000 (Freehold)



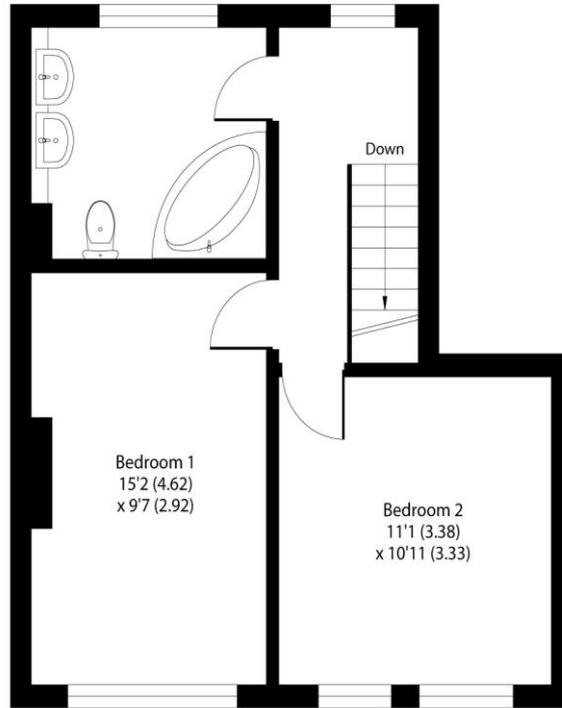
- Two double bedrooms
- Walking distance of train station
- Scope to extend STPP

- Walking distance of C of E School
- Front and rear gardens
- Large bathroom

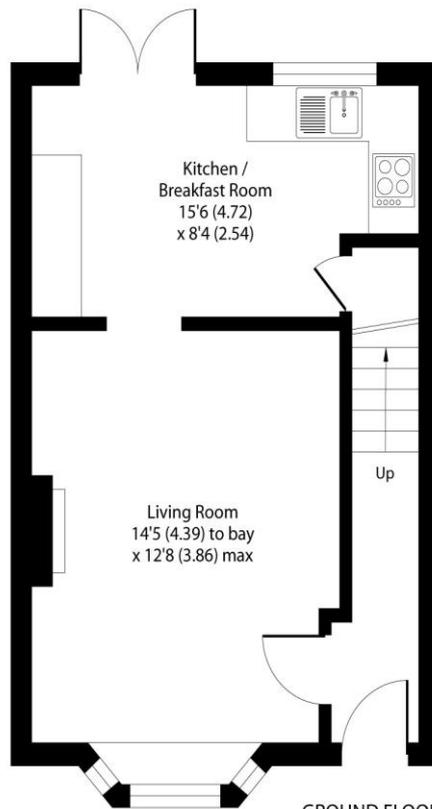
Gaviots Green, Gerrards Cross, SL9

Approximate Area = 801 sq ft / 74 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chemcom 2021. Produced for The Frost Partnership. REF: 781216



A two bedroom mid-terrace property situated opposite a small green which sits about half a mile south of Gerrards Cross centre. The property offers scope and potential for further extension subject to the usual planning consents. The accommodation comprises of entrance hall, living room and kitchen/breakfast room. On the first floor there are two double bedrooms and a large bathroom. Outside the property benefits from front and rear gardens. The property offers ease of access to the town centre, train station providing fast and frequent service to London Marylebone and the picturesque East and West Commons.

Entrance Hall Part glazed door leading into entrance hall, stairs rising to the first floor.

Living Room Window overlooking front aspect, wood laminate flooring, focal point of fireplace with tiled hearth and surround, archway leading through to:-

Kitchen / Breakfast Room Comprehensively fitted with a range of wall and base units, lengths of work surfaces incorporation sink, built in stainless steel oven with stainless steel gas hob and extractor fan, space for appliances, understairs storage cupboard, tiled flooring, tiled splashbacks, space for breakfast table, glazed double doors leading to the rear garden.

First Floor & Landing Access to loft housing combination boiler, window to the rear aspect.

Bedroom 1 Windows overlooking the front aspect, range of fitted wardrobe cupboards with sliding mirrored fronts.

Bedroom 2 Window overlooking front aspect.

Bathroom A large room fitted with a suite comprising of bath with shower over, low level WC, large vanity area with twin wash hand basins and cupboards beneath, wall light points, tiled walls.

Outside To the rear of the property there is a good sized garden with a gravelled seating area. The remainder of the garden being primarily laid to lawn and screened by wood panel fencing and mature hedging. To the front there is a footpath leading to the front of the property with a garden that is primarily laid to lawn with picket fencing to the front.

Agent's Note Energy Performance Rating – D.
Council Tax Band – D.

VIEWING

**Via The Frost Partnership, Packhorse Road, Gerrards Cross, Buckinghamshire
Telephone: 01753 890909 Email: gerrardscross@frostweb.co.uk**

AGENT'S NOTE

Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.