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ESTATE AGENTS



47 The Uplands, Gerrards Cross, Buckinghamshire, SL9 7JQ



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Guide price £1,000,000

A detached family home situated in the popular Dukes Wood Estate. This fine home boasts four double bedrooms, an ensuite to the principal bedroom and a 120ft south/west facing rear garden.

Description

When approaching the property, you are welcomed by a spacious driveway with ample parking for 5 to 6 cars.

Upon entering the property, you are welcomed into the porch with space for coats and shoes. Through the door in front, you enter the central hallway with the dual aspect sitting room to your left benefitting from a gas fireplace, bespoke oak cabinetry and French doors leading out onto the rear patio. Accessed from the sitting room, there is also an additional reception room currently used as a home office / playroom again with fitted oak cabinetry. The spacious kitchen diner is situated towards the rear measuring an impressive 20 feet in width. The kitchen benefits from Miele units, granite worktops, integrated dishwasher, 5 ring gas hob, integrated oven and grill. To complete this level, there is also a utility room and cloakroom.

On the first floor, there are four double bedrooms with the principal bedroom benefitting from an ensuite - there is also a modern family bathroom.



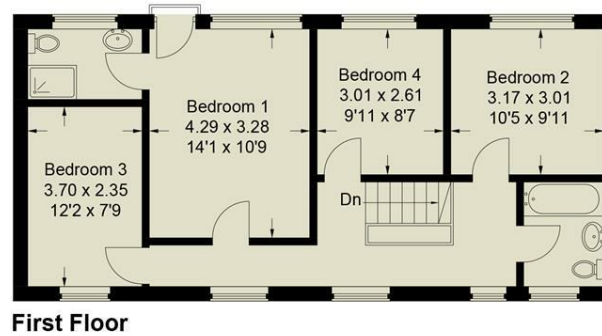
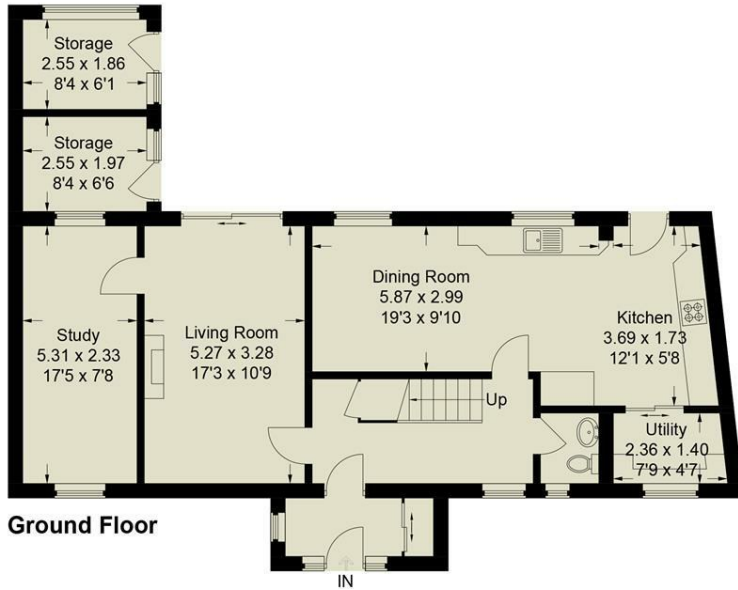
Situation

Gerrards Cross provides a comprehensive range of schools, sporting, leisure and shopping facilities as well as a selection of restaurants, cinema and a Chiltern Line railway station providing a service to London (Marylebone). The M40 motorway can be joined at Junction 1 at Denham providing access to the M25 motorway network and beyond.



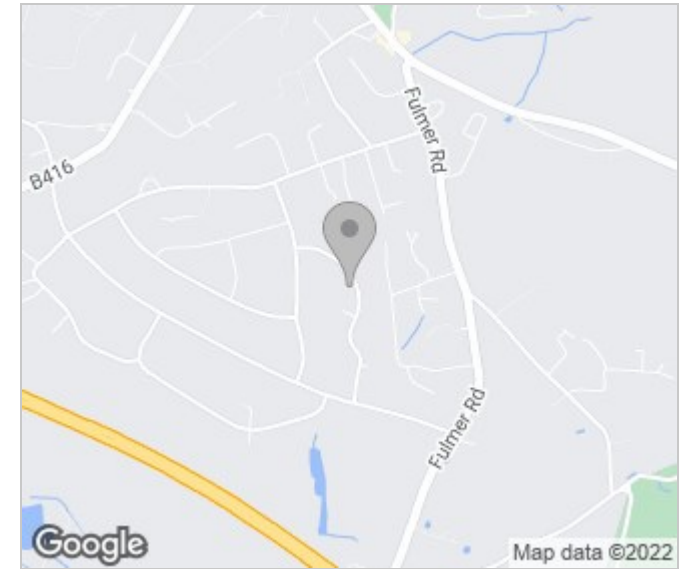
Floor Plans

Approximate Gross Internal Area
 Ground Floor = 80.4 sq m / 865 sq ft
 First Floor = 62.9 sq m / 677 sq ft
 Storage = 10.3 sq m / 111 sq ft
 Total = 153.6 sq m / 1,653 sq ft



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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Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	