



**£3,499**  
**Farmers Place**  
Gerrards Cross, SL9 9FE

## PROPERTY SUMMARY

Nestled within the charming village of Chalfont St Peter, this three/four bedroom detached home is in stunning condition throughout. Bright hallway, cloakroom, living room with large window to the rear, luxurious modern kitchen with built in appliances and dining area. Large well maintained rear garden with separate 20ft Garage. Spacious Main bedroom with an en-suite shower room and built in wardrobes, bedroom 2 is a double, bedroom 3 is a small double with wardrobes, a family bathroom and 2 further toilets. Driveway parking for 2 cars.

Conveniently located, offering easy access to Heathrow Airport and major motorways including the M25, M40, M1, and M4. Moreover, the nearby town of Gerrards Cross, approximately 1 mile away, hosts a train station providing direct links to Marylebone station. Close proximity to some of the best schools in the country including St Joseph's Catholic Primary School & Maltmans Green School. Unfurnished. Available End Of February

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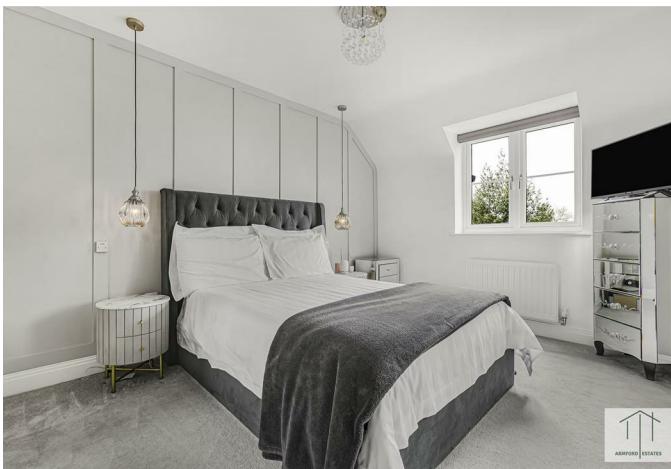
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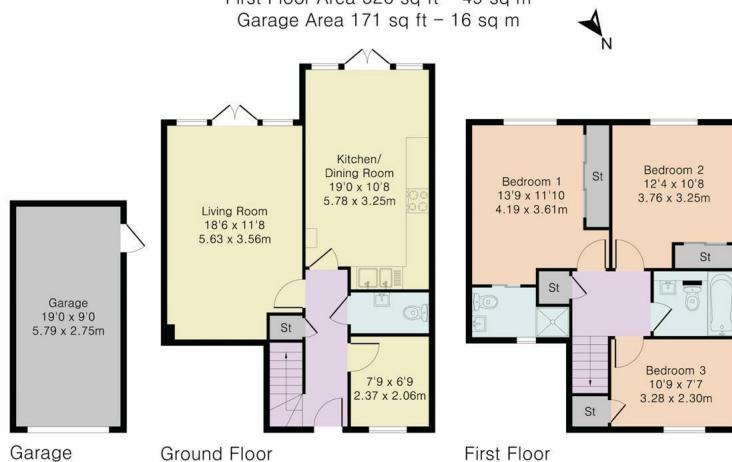
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Approximate Gross Internal Area 1269 sq ft – 118 sq m  
 Ground Floor Area 572 sq ft – 53 sq m  
 First Floor Area 526 sq ft – 49 sq m  
 Garage Area 171 sq ft – 16 sq m



#### PINK PLAN

Although Plan Pink does not measure the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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2



2



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	
EU Directive 2002/91/EC		

**EPC RATING: C COUNCIL TAX BAND: F**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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