



 **4**
Bedrooms

 **3**
Bathrooms



This stylish detached home was recently constructed and offers sizeable accommodation of around 3,200 square feet, arranged over two floors. There is also a large detached double garage with a room above - ideal for office space or conversion to an annex.

The ground floor comprises; spacious entrance hall with tiled floor, living room with bi-fold doors to the garden, further reception room, study/home office, large kitchen/breakfast/family room with bi-fold corner doors opening out to the garden, large utility/boot room and a cloakroom. The first floor consists of a master bedroom with a large walk-in wardrobe and en-suite, another large double bedroom with en-suite, two further double bedrooms and a family bathroom. The property is surrounded by private, enclosed gardens, with the rear garden offering a good degree of seclusion and having a large lawn area & patio - ideal for entertaining with outside lighting and sound system.

There is a large 24' x 20' double garage with electrically operated door and a large space above, suitable for a number of uses, such as office space or potential annex accommodation. This fantastic property is being sold with no onward chain.

Church Grove is a popular cul-de-sac situated approx. 5.5 miles from Gerrards Cross mainline station and 2.5 miles from Slough mainline station, providing fast and easy access into London Marylebone and Paddington respectively. Wexham Park Hospital is within a 5 minute drive and the A40/M40/M4/M25 road network is also within easy reach.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

