



4 Hartley Court, East Common,  
Gerrards Cross, Buckinghamshire SL9 7RN

Peter Scott   
ESTATE AGENTS

A single storey home forming part of this character building located within the heart of Gerrards Cross. The village centre is literally 'around the corner' and opposite is the open space and woodland of East Common. This property is the perfect downsize option and comes with a garden and garage. The spacious living area with recessed study desk area and fireplace leads to the kitchen area. The kitchen comprises a comprehensive range of Shaker style units in white with quartz work surfaces, Bosch appliances include fridge, freezer, four ring hob, extractor over, dishwasher, washer/dryer, oven and microwave. The inner hallway leads to the two double bedrooms, both with built in wardrobes. The bathroom comprises bath, separate shower stall, w.c and wash basin. The residents have formed an association whereby £800 per annum is paid at quarterly intervals into the residents Hartley Court management fund to maintain communal areas. Tenure : Freehold EPC : D Council Tax : F

Character single storey home within two minutes walk of village centre

Ideal downsizing freehold property - perfect alternative to a flat

Two double bedrooms

Bathroom with bath and shower cubicle

Spacious living room with vaulted ceiling

Well equipped and fitted modern kitchen

Bosch integrated appliances

Conservatory

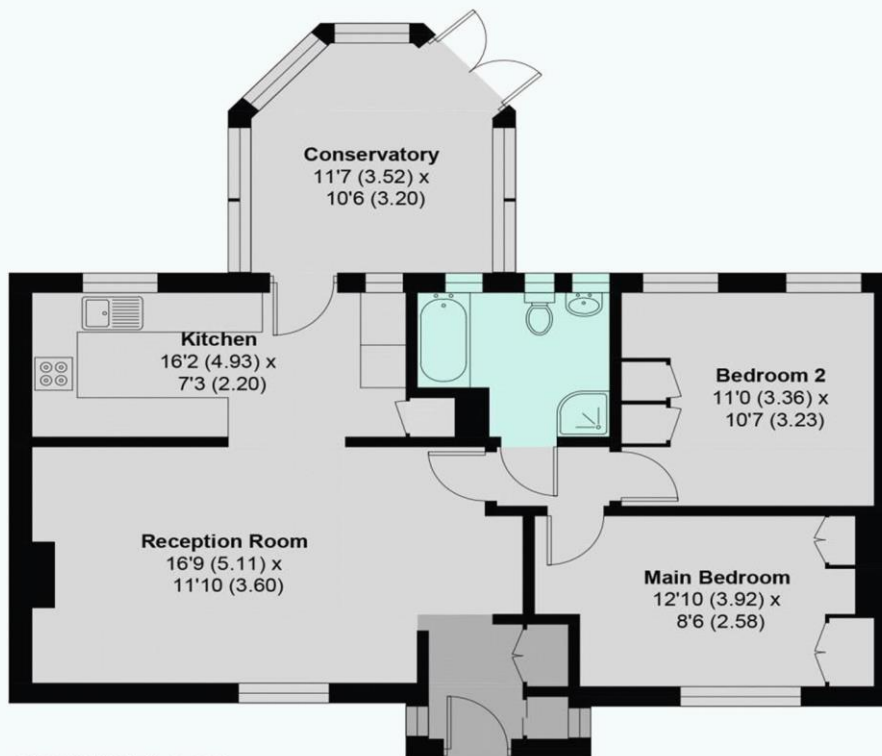
Private garden and garage

Built in 1874 in the heart of Gerrards Cross in an enviable position over looking the open spaces and woodland of East Common. The property is nearby the main facilities of Gerrards Cross and is within a five minute walk of the railway station. (Marylebone 20 mins direct)

Gerrards Cross centre has an excellent variety of shopping including a Waitrose and Tesco supermarket. Close by, further along East Common is the Gerrards Cross Community Association. The GXCA was formed for the well-being of the local community and provides clubs, societies, adult education, a youth centre and leisure facilities .







### GROUND FLOOR

Approximate Area = **732 sq ft/68 sq m plus garage**

For identification only - Not to scale

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