



9 ST HUBERTS COTTAGES

30 East Common, Gerrards Cross SL9 7AQ



BARTRAMS



## 9 ST HUBERTS COTTAGES

30 East Common, Gerrards Cross SL9 7AQ

A delightful Grade II end of terrace cottage offering bright accommodation on two floors with lovely views over East Common. The cottage has a garden and is located with walking distance of Gerrards Cross town centre and train station.

AVAILABLE FOR SALE or TO RENT

Double Reception Room | Fitted Kitchen with all appliances | Two Double Bedrooms | Bathroom | Garden | Double Garage via own driveway with OSP | EPC = E

### Accommodation

This charming cottage offers well presented accommodation providing Entrance Lobby leading to good sized Sitting/Dining Room (28'5 x 11') a lovely bright triple aspect room with access to fitted Kitchen also having a triple aspect and views over the garden. Side door to garden. On the First Floor Two Double Bedrooms one with views over East Common and the rear bedroom with views over the garden and fitted wardrobes. Bathroom. Gas fired central heating. TV and BT points. Detached Garage. Pretty garden to rear with views over fields.





**Services:**

Gas central heating. Mains water, electricity and drains.

**EPC Rating:** E

**Local Authority:**

South Bucks District Council

**Directions:**

From the traffic lights on the A40 drive towards Denham and take the first left onto East Common by the Apple Tree Restaurant/Pub and St Huberts Cottages will be found on the right hand side.





Approximate Gross Internal Area  
Ground Floor = 40 sq m / 429 sq ft  
First Floor = 36 sq m / 312 sq ft  
Garage = 20 sq m / 220 sq ft  
Total = 96 sq m / 961 sq ft



Ground Floor

First Floor

Garage



BARTRAMS

Tel: 01494 870707

Kings Head House, 15 London End  
Beaconsfield, Buckinghamshire HP9 1HN

BARTRAMS.CO.UK

DISCLAIMER: Bartrams gives notice that the comments, condition, descriptions, measurements and necessary permissions for use and occupation are given in good faith and believed to be correct but cannot be relied on as true statements and representations of fact. They do not constitute part of an offer or contract. Potential purchasers should inspect personally in order to satisfy the correctness of them. Neither Bartrams or any of their employees has any authority to make or give any representation or warranty whatsoever in relation to this property. They do not hold themselves responsible for any expense incurred in viewing the same or any liability in respect of abortive viewings. The property is offered for sale subject to contract.