



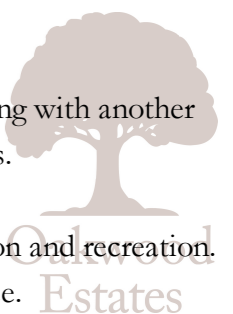
As you step through the wide entry hall, you are immediately greeted by the warmth and charm that defines this home. Turning left, the kitchen beckons with its Rangemaster-style cooker, large sink, granite worktops, and a convenient pantry store. Perfect for culinary enthusiasts, the space also allows for a cozy dining area, where you can enjoy meals with family and friends. Adjacent is the rear aspect sunroom, offering picturesque views of the well-maintained garden.

The grand-feeling living room boasts exquisite wood paneling, creating an inviting atmosphere for both relaxation and entertainment and also with views of the garden. A convenient downstairs WC completes this part of the house, adding to the overall functionality and practicality.

Moving upstairs, the rear aspect, principal bedroom features a walk-in wardrobe and an ensuite with a shower. Bedroom 2 also offers rear views and comes with built-in storage, while the smallest bedroom, currently utilised as an office, also cleverly incorporates built-in storage. The family bathroom on this floor adds to the convenience and completes the first floor.

Venturing to the top floor, two generously sized bedrooms with ample storage space await, along with another family bathroom featuring a bath and shower – ensuring comfort for all residents.

Externally, the property boasts a generous garden, providing a private outdoor space for relaxation and recreation. Ample parking is available, and a garage adds to the convenience of this residence.

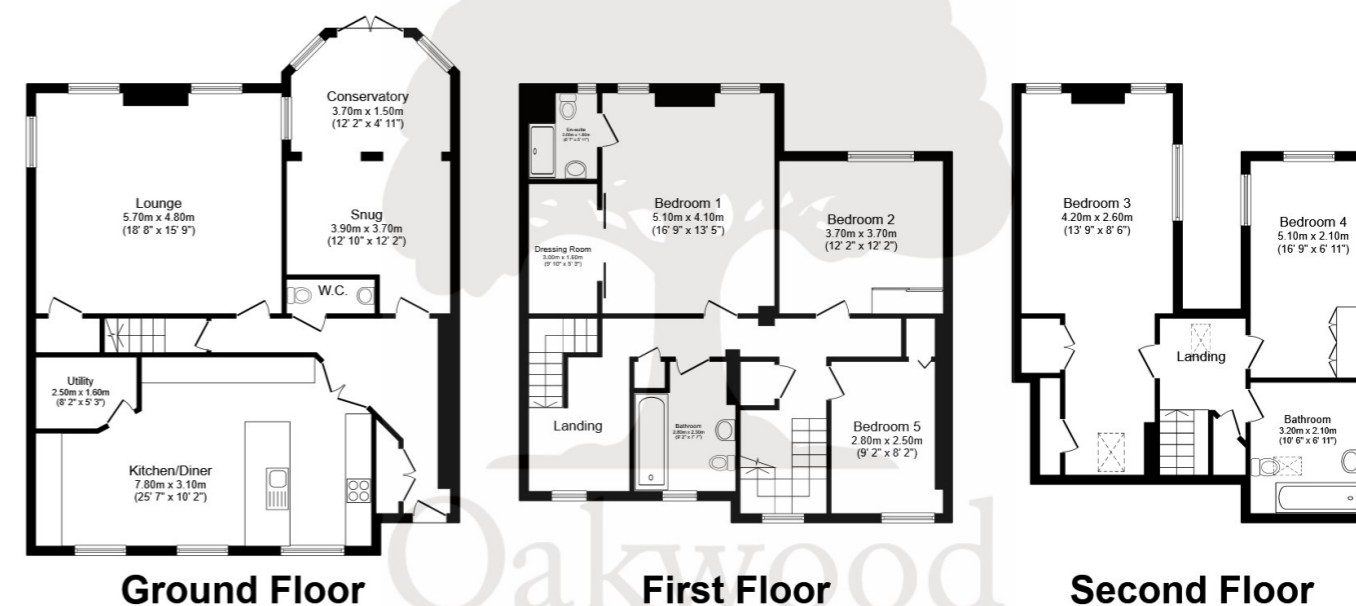


# Property Information

# Floor Plan

-  PRIVATE ROAD
-  3 BATHROOMS
-  AMPLE PARKING AND GARAGE
-  GRAMMAR SCHOOL CATCHMENT
-  COUNCIL TAX BAND G
-  5 BEDROOMS
-  CIRCA 135 FT GARDEN
-  2 RECEPTION ROOMS
-  2646 SQ FT
-  EPC- D

					
x5	x2	x3	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Total floor area 245.9 sq.m. (2,646 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

## Location

Fulmer is a quaint village and civil parish located in the South Bucks district of Buckinghamshire, England. Surrounded by the picturesque Chiltern Hills, this village offers a mix of countryside charm, historic sites, and access to nearby towns. In close proximity to Fulmer is the affluent town of Gerrards Cross, known for its amenities, shopping facilities, and good transport links to London. The Chiltern Hills, designated as an Area of Outstanding Natural Beauty, are nearby, providing residents with opportunities for walking, hiking, and enjoying the stunning countryside.

## Local Schools

- Dr Challengers Grammar School
- Royal Grammar School
- John Hampden
- Chalfont Community Colleg
- The Beaconsfield School
- Beaconsfield High School
- The Gerrards Cross CofE School
- The Stoke Poges School
- Denham Village School
- Gayhurst
- Thorpe House
- Maltmans
- St Mary's

## Transport Links

Fulmer is well-connected by road. The M40 motorway is relatively nearby, providing access to London and other major cities. The M25 motorway, a key orbital route around London, is also easily accessible.

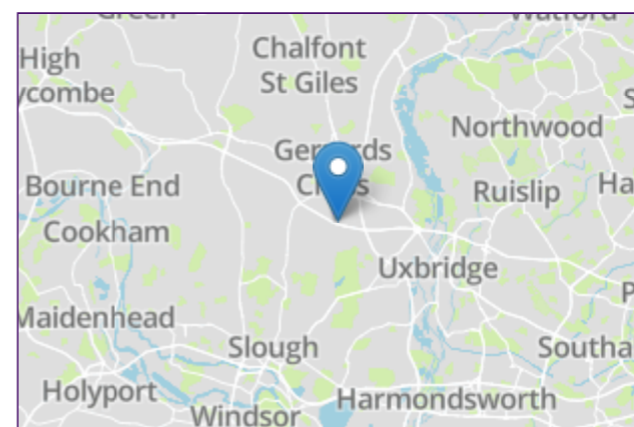
The nearest railway station is Gerrards Cross station, which is approximately 3 miles away. Gerrards Cross is served by Chiltern Railways and provides train services to London Marylebone, as well as destinations in Buckinghamshire and beyond.

Local bus services may connect Fulmer to nearby towns and villages. Bus routes can vary, and it's recommended to check with local transportation providers for the most up-to-date information.

Fulmer's proximity to London means that residents have access to several major airports. London Heathrow Airport is the closest, providing international and domestic flights. Luton Airport and Gatwick Airport are also accessible by road and train.

## Council Tax

Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			77