

# THE COMMON

26 & 26a East Common, Gerrards Cross, SL9 7AF



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# THE COMMON

The Common, Gerrards Cross, SL9 7AF

Two luxury 5 bedroom town houses that are currently being constructed by Zafiro Homes coming Summer 2021. The property benefits from fantastic views over the prestigious East Common to the front and fields to the rear.

| Entrance Hallway | Kitchen/Diner/Snug |  
| Living Room | Guest Cloakroom |

| Master Bedroom with Dressing Area and En Suite |  
| Two Guest Bedroom Suites |

| Bedroom Four | Bedroom Five |  
| Family Bathroom |

| Driveway | Electric Gates |  
| Large Landscaped Gardens | Fantastic Views |



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## THE COMMON

The Common is a brand new development of just two townhouses, built to offer exemplary living accommodation designed for the 21st century purchaser.

Located on East Common, less than half a mile from Gerrards Cross Town Centre and train station, as well as the school in Moreland Drive. The property benefits from fantastic views over East Common to the front, and the rear of the property has delightful backdrop views of fields.

Through the entrance hall you access a large open plan kitchen / living area, which is ideal for entertaining and the property has bi-folding doors opening to the patio and beautiful garden. Also on the ground floor there is a good size living room located off the hallway.

On the first floor there is a superb master bedroom suite and as soon as you walk into the room, there are built-in wardrobes either side of the entrance. The bedroom also benefits from an en suite bathroom and views over East Common. There are two further large double bedrooms with en suite bathrooms.

On the second floor there are two bedrooms with a family bathroom.

\*Please note, all images are of previous Zafiro Homes developments and phase 1 of the East Common development.







This is a garden shot from next door phase 1 development.

## GARDENS AND GROUNDS

The landscaped gardens include a sunken terrace immediately adjacent to the back of the property as well as a patio situated to the bottom of the rear gardens which enjoys the late evening sun.

The property benefits from off street parking to the front and benefits from a generous rear garden that extends over 100 foot in depth and backs onto open fields.

Planning has been granted for an outer building in the back garden which could be used as a home office or gym.

## ZAFIRO HOMES

Our desire is to build aspirational properties in the South East of England and source the latest technologies and finest furnishings to equip them for your every requirement. Our aim is to offer you the ultimate living experience.

Zafiro Homes work in close partnership with leading architects and experienced construction companies to create one-off dream homes in Buckinghamshire and Surrey. Each of our luxury properties is built to a bespoke design, meeting the highest specifications, with unique architectural features for a lasting impression.

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# LOCATION

The property is within easy walking distance of Gerrards Cross town centre which offers a comprehensive range of boutique style shops along with larger High Street names that include Waitrose, M&S Foodhall and Tesco supermarkets,

Everyman Cinema and extensive range of restaurants and bars. There is a fast train service that runs from the centre of the town into London Marylebone, taking from 19 minutes. Gerrards Cross is close to the M40, M4, M25 and A40 into London.

There is an exceptional choice of schooling within the area, both state and private, whilst Buckinghamshire remains part of the Grammar School education system. For those interested in sports, there are numerous sporting and social facilities within the area, the foremost being Stoke Park Country Club with its leisure centre and championship golf course. There is a Memorial Centre within walking distance, this includes a gym and tennis courts. Dukes Wood Cricket Club and Tennis Club are within walking distance to the property.



Ground & Lower Ground Floor Plan  
Scale: 1:100



First & Upper First Floor Plan  
Scale: 1:100



Second Floor Plan  
Scale: 1:100



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