



arthur grace
RESIDENTIAL



Dukes Wood Drive, Gerrards Cross, SL9 7LL
Guide Price £1,200,000



Floor Plan

RECEPTION
7.5m x 6.9m / 24'9" x 22'9"

KITCHEN
5.4m x 3.9m / 17'10" x 12'10"

BEDROOM 1
4.2m x 3.6m / 13'11" x 11'11"

BEDROOM 2
6.5m x 2.8m / 21'4" x 9'2"

BEDROOM 3
6.6m x 2.8m / 21'7" x 9'2"

BEDROOM 4
3.6m x 3.1m / 11'11" x 10'3"

EN-SUITE
2.6m x 1.8m / 8'6" x 5'10"

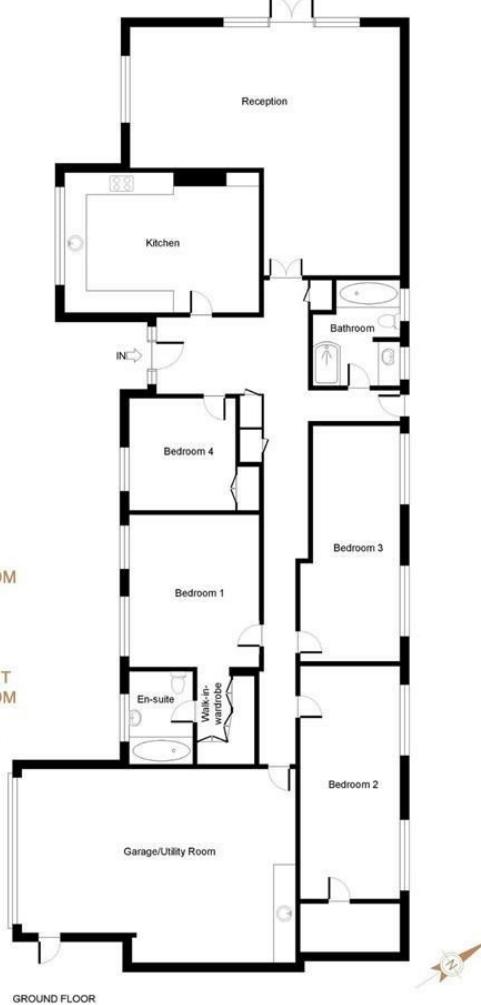
BATHROOM
3m x 2.4m / 9'8" x 8'0"

WALK-IN-WARDROBE
2.5m x 1.6m / 8'1" x 5'3"

GARAGE/UTILITY ROOM
7.6m x 5.4m / 25'1" x 17'9"

APPROX.
GROSS INTERNAL
FLOOR AREA WITH
GARAGE/UTILITY ROOM
216 M² / 2320 FT²

APPROX.
GROSS INTERNAL
FLOOR AREA WITHOUT
GARAGE/UTILITY ROOM
175 M² / 1889 FT²



Disclaimer: Oaktree Lodge, Gerrards Cross, 216 m² / 2320 sqft. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

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Accommodation

- ** Unexpectedly back to the market **
- Secluded detached home
- 4 double bedrooms & 2 bathrooms
- 1 reception room + eat in kitchen
- Gated driveway & double garage
- Potential to extend STPP
- Within the sought after Dukes Wood Estate
- 2320 sqft / 216 m² inc garage
- Council Tax Band G
- EPC TBC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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