



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 M<sup>2</sup> / 2320 FT<sup>2</sup>

APPROX.  
GROSS INTERNAL  
FLOOR AREA WITHOUT  
GARAGE/UTILITY ROOM  
175 M<sup>2</sup> / 1889 FT<sup>2</sup>



GROUND FLOOR

Disclaimer: Oaktree Lodge, Gerrards Cross Rd, 216 m<sup>2</sup> / 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 m<sup>2</sup> 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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