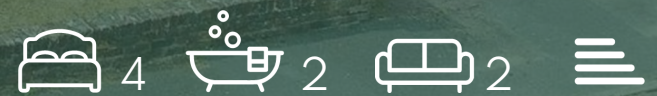




arthur grace
RESIDENTIAL



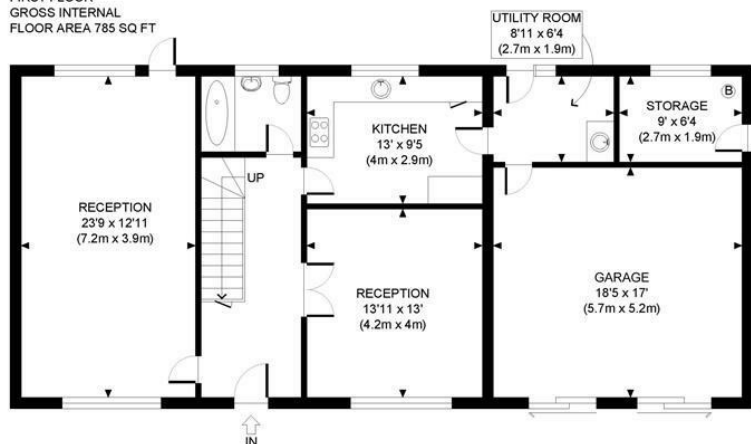
Howards Thicket, Gerrards Cross, SL9 7NU
Guide Price £1,600,000



Floor Plan



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 785 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1269 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 2054 SQ FT/ 191 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Accommodation

- Coming to the market for the first time in 62 years
- Within a sought after 'Dukes Wood Estate'
- Significant potential to extend STPP
- Detached home with wonderful frontage
- 4 bedrooms & 2 bathrooms
- 2 reception rooms & separate kitchen + utility room
- Double garage & large off street parking area
- 2054 sq ft
- Council Tax Band G
- EPC



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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