



arthur grace  
RESIDENTIAL



Denham Lane, Gerrards Cross, SL9 0QJ  
Guide Price £1,325,000



## Floor Plan

RECEPTION  
5.6m x 4.9m / 18'6" x 16'1"

KITCHEN/BREAKFAST ROOM  
7.2m x 2.6m / 23'8" x 8'5"

DINING ROOM  
4.5m x 3.8m / 14'7" x 12'4"

BEDROOM 1  
4.9m x 4.7m / 16'1" x 15'5"

BEDROOM 2  
4.5m x 3.9m / 14'7" x 12'11"

BEDROOM 3  
5.2m x 4.2m / 16'11" x 13'11"

BEDROOM 4  
3.3m x 3.2m / 10'9" x 10'7"

BEDROOM 5  
5.9m x 5.4m / 19'4" x 17'10"

STUDY ROOM  
2.7m x 2.4m / 8'9" x 7'10"

ROOM  
9.5m x 1.9m / 31'1" x 6'4"

EN-SUITE 1  
2.7m x 1.9m / 8'10" x 6'1"

EN-SUITE 2  
2m x 1.6m / 6'7" x 5'2"

EN-SUITE 3  
2.9m x 1.1m / 9'5" x 3'9"

BATHROOM  
3.8m x 2.1m / 12'6" x 6'10"

WC  
2.1m x 1.8m / 6'9" x 5'11"

CONSERVATORY  
4.3m x 3.6m / 14'2" x 11'11"

GYM  
3.6m x 3.6m / 11'11" x 11'10"



FIRST FLOOR

*Disclaimer: Corner Dukes Wood Drive, 263 m sq / 2833 ft sq (including garage). 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

- Detached gated home
- 5 bedrooms (all double bedrooms), including a ground floor bedroom
- 4.5 bathrooms (including 3 ensuite bedrooms)
- 5 reception rooms
- Off street parking for 4 cars
- Short walk from the High Street & all amenities
- Surrounded by sought after schooling (private & state)
- 2833 sqft / 263 sqm
- Council Tax. Band G
- EPC C



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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