



arthur grace
RESIDENTIAL



Chesham Lane, Gerrards Cross, SL9 0LJ
Guide Price £1,500,000



Floor Plan

Chesham Lane

RECEPTION 1
7.0m x 4.0m / 23'1" x 13'0"

RECEPTION 2
4.1m x 2.7m / 13'7" x 8'9"

KITCHEN / FAMILY ROOM/BREAKFAST ROOM
10.8m x 7.3m / 35'6" x 23'11"

DINING ROOM
4.8m x 3.6m / 15'9" x 11'8"

BEDROOM 2
4.6m x 4.2m / 14'11" x 13'9"

BEDROOM 1
4.9m x 4.1m / 15'11" x 13'5"

BEDROOM 3
4.2m x 4.2m / 13'11" x 13'9"

BEDROOM 4
3.9m x 2.8m / 12'11" x 9'1"

BEDROOM 5
4.6m x 3.7m / 14'11" x 12'3"

EN-SUITE
3.5m x 1.2m / 11'7" x 3'11"

BATHROOM
2.6m x 2.4m / 8'5" x 8'0"

SHOWER ROOM
3.5m x 2.2m / 11'7" x 7'2"

UTILITY ROOM
4.1m x 1.8m / 13'7" x 5'9"

EAVES STORAGE
7.2m x 0.8m / 23'9" x 2'8"

EAVES 1
4.9m x 1.0m / 16'2" x 3'3"

EAVES 2
2.2m x 1.9m / 7'2" x 6'1"

GARAGE
6.0m x 4.0m / 19'8" x 13'2"

APPROX. GROSS INTERNAL
FLOOR AREA WITH GARAGE/EAVES
STORAGE/EAVES
297 M² / 3195 FT²

APPROX. GROSS INTERNAL
FLOOR AREA WITH GARAGE/EAVES
STORAGE/EAVES
255 M² / 2740 FT²



Accommodation

- Newly built in December 2023 (includes 10 year building warranty)
- 5 double bedrooms
- 3 bathrooms + downstairs W/C
- 3 reception rooms
- Integral access to garage
- Off street gated parking & East facing garden
- EV charger & solar panels
- 3195 sq ft (inc garage)
- EPC C
- Council Tax Band G



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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