



Packhorse Road | Gerrards Cross | SL9 7DA

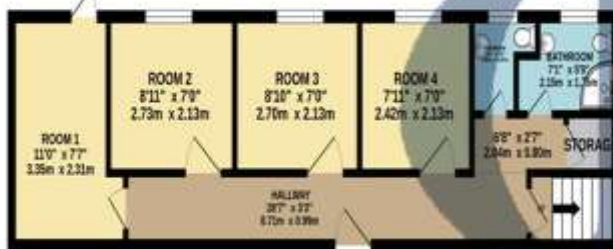
£375,000

Discover the potential of this versatile outer building in Gerrards Cross, SL9, offering a myriad of possibilities, subject to planning permission. The contemporary design seamlessly integrates with the surroundings, creating an appealing structure ideal for various purposes. Conveniently positioned in Gerrards Cross, SL9, the property ensures easy access to local amenities and transportation. With its customizable potential, this outer building becomes a blank canvas, allowing you to shape the space to your unique needs, providing a functional and valuable addition to your property. This versatile opportunity, subject to planning permission, makes it ideal for a gym studio, yoga studio, or even an opportunity for flats (STPP). Whether envisioned as a home office, studio, or additional storage, this adaptable outer building in Gerrards Cross seamlessly combines modern design with practical flexibility, elevating your investment.



GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR  
328 sq.ft. (30.4 sq.m.) approx.



## HILTONS ESTATES

TOTAL FLOOR AREA: 766 sq.ft. (71.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Contact Details

243 The Broadway

Southall

Middlesex

UB1 1NF

[www.hiltons-estates.com](http://www.hiltons-estates.com)

[Rajneev@hiltons-estates.com](mailto:Rajneev@hiltons-estates.com)

02085741999

- **Versatile Space:** Outer building in Gerrards Cross, SL9, for gym/yoga or flats (STPP).
- **Convenient Location:** Easy access to amenities and transportation.
- **Customizable:** Adaptable space to suit your needs.
- **Modern Aesthetic:** Contemporary design blends seamlessly.
- **Opportunity Awaits:** Explore possibilities with planning permission.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements