



HILTONS ESTATES

Packhorse Road
, Gerrards Cross, SL9 7DA

- Prime central Gerrards Cross location (SL9)
- Short walking distance to Gerrards Cross Train Station
- High street amenities quite literally on the doorstep
- Development potential (Subject to Planning Permission)

Offers In Region Of £550,000

EPC Rating 'TBC'





Property Description

FOR SALE – Freehold Prime Development Opportunity, Gerrards Cross, SL9

Versatile Outbuilding | Exceptional Location | Development Potential (STPP) | Parking for 6 Cars | Walk to Station & High Street

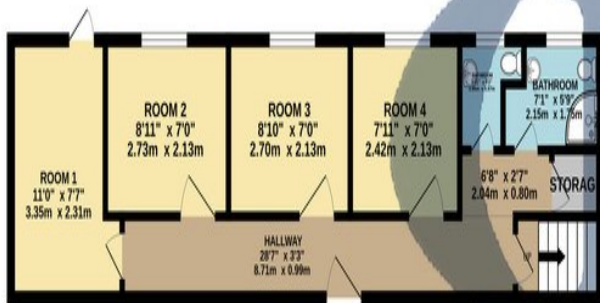
A unique opportunity to acquire a contemporary outbuilding in the heart of Gerrards Cross, offering flexible use and development potential (STPP). Ideally positioned just a short walk from Gerrards Cross Train Station and the vibrant high street, the property also benefits from private parking for six vehicles. A superb investment prospect or lifestyle purchase with endless possibilities.

Enquire now to arrange a viewing.

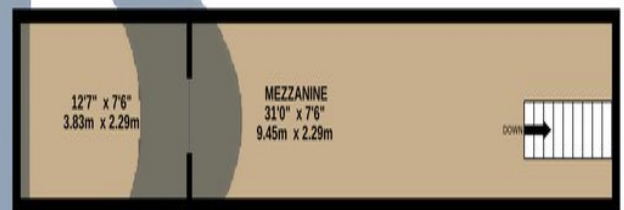


- Development potential (Subject to Planning Permission)**
- Suitable for office, studio, fitness space or residential use (STPP)**
- Private off-street parking for up to six vehicles**
- Excellent transport links into London**
- Rare opportunity in a highly sought-after area**

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



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



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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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