



**HILTONS ESTATES**

**South Park Drive**  
Gerrards Cross, SL9 8JJ

- Substantial six-bedroom detached family home
- Walk to Gerrards Cross town centre & station
- Spacious, versatile layout
- Multiple reception rooms

**Offers In Region Of £2,295,000**

EPC Rating '75'





## Property Description

A rare opportunity to transform a five-bedroom detached home in Gerrards Cross into a bespoke family residence tailored to your vision. Hiltons Estates present this substantial detached family home, just a short walk from the town centre and mainline station. With generous accommodation across two floors, the property offers buyers the chance to refurbish and personalise throughout.

The ground floor includes a dual-aspect principal reception room opening to the rear garden, dining room, additional reception space, study, cloakroom, and kitchen/breakfast room with utility. Upstairs, the principal bedroom features a dressing room and ensuite, alongside four further bedrooms and a family bathroom.

Externally, there's a private rear garden, gated driveway, and detached double garage. Offered with no onward chain, this home combines enormous potential with excellent schools, leisure, and London links.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Total: 3343 sq. Ft, 311 m2**  
 1st Floor: 1710 sq. Ft, 159 M2, 2nd Floor: 1633 sq. Ft, 152 m2  
 Excluded Areas: Fireplace: 7 sq. Ft, 1 M2, Walls: 196 sq. Ft, 18 m2



floor Plans Are Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And Assessments

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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