



arthur grace
RESIDENTIAL



The Paddock, Gerrards Cross, SL9 0JQ
Guide Price £900,000



Floor Plan

The Paddock

RECEPTION

4.1m x 3.6m / 13'7" x 11'11"

KITCHEN/DINING ROOM

9.5m x 3.5m / 31'1" x 11'7"

BEDROOM 1

3.9m x 3.6m / 12'10" x 11'11"

BEDROOM 2

3.6m x 3.4m / 11'11" x 11'0"

BEDROOM 3

3.6m x 3.6m / 12'0" x 11'11"

BEDROOM 4

3.6m x 2.8m / 11'11" x 9'3"

UTILITY ROOM/BOOT ROOM

2.8m x 2.8m / 9'4" x 9'2"

BATHROOM

2.5m x 2m / 8'2" x 6'5"

WC

1.8m x 1.0m / 6'0" x 3'4"

GARAGE

2.8m x 2.4m / 9'2" x 7'10"



FIRST FLOOR



GROUND FLOOR



Disclaimer: The Paddock. 140 m sq / 1511 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.

arthur grace
RESIDENTIAL

Accommodation

- Detached home with views of The Chilterns
- 4 double bedrooms
- 1.5 bathrooms (including downstairs WC)
- 2 reception rooms (including an open plan kitchen family room)
- Off street parking & garage (for storage)
- In catchment for sought after schooling including Grammer
- Nearby to the High Street amenities & Gerrards Cross Station
- 1511 sq ft
- Council Tax. Band G
- EPC D



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.

16 Packhorse Road Gerrards Cross, Buckinghamshire, SL9 7DA

Tel: 01753 628700 Email: enquiries@arthurgraceresidential.com <https://www.arthurgraceresidential.com>