



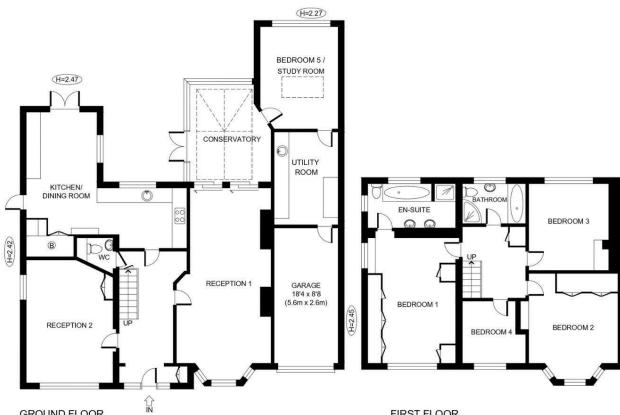
arthur grace  
RESIDENTIAL



Joiners Lane, Gerrards Cross, SL9 0AY  
Guide Price £1,225,000

4 2 5 D

## Floor Plan



Disclaimer: Joiners Lane, 221 m sq / 2377 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.

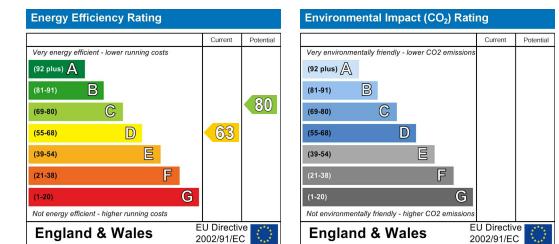
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## Accommodation

- A detached double-fronted home
- 4 bedrooms
- 2.5 bathrooms (ensuite to the master bedroom)
- 5 reception rooms (including an eat in kitchen)
- Off street parking for 4 + cars & garage
- Potential to significantly extend (planning approved, ref PL/25/1250/FA)
- Located in Chalfont St Peter & easy access to Gerrards Cross Station
- 2377 sq ft / 221 m sq
- Council Tax Band. G
- EPC. D



## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.