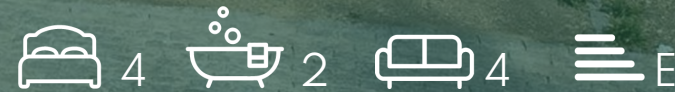




arthur grace
RESIDENTIAL



Gold Hill North, Gerrards Cross, SL9 9JG
Guide Price £1,075,000



Floor Plan

Dell Cottage

RECEPTION
6.3m x 3.9m / 20'7" x 12'8"

KITCHEN
4.4m x 3.7m / 14'5" x 12'3"

DINING ROOM
4.4m x 3.9m / 14'5" x 12'8"

BEDROOM 1
5.1m x 3.8m / 16'7" x 12'4"

BEDROOM 2
3.9m x 3.4m / 12'11" x 11'1"

BEDROOM 3
3.9m x 3.4m / 12'8" x 11'1"

BEDROOM 4
3.9m x 2.7m / 12'8" x 9'0"

STUDY ROOM
3.8m x 3.0m / 12'4" x 9'9"

EN-SUITE
2.8m x 1.5m / 9'1" x 4'9"

BATHROOM
3.0m x 1.7m / 9'10" x 5'6"

WC
2.3m x 1.5m / 7'7" x 4'10"

UTILITY ROOM
2.9m x 1.6m / 9'6" x 5'1"

CINEMA ROOM/GYM
7.8m x 4.3m / 25'8" x 14'2"

GARAGE
4.7m x 2.7m / 15'3" x 9'0"



Accommodation

- Looking onto Goldhill Common
- Imposing 4 bedroom family home
- 4 reception rooms (including eat in kitchen)
- 2.5 bathrooms (including ensuite & downstairs WC)
- Off street parking for 4 cars & garage
- Located in Chalfont St Peter & easy access to Gerrards Cross Station
- Surrounded by highly sought-after state & private schools
- 2560 sq ft / 238 m sq
- Council Tax Band. F
- EPC E



Disclaimer: Dell Cottage, 238 m sq / 2560 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

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>