

**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

Council Tax Band

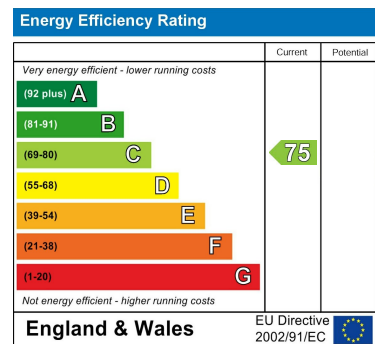
Call us on

**02078460308**

**info@stonebanks.co.uk**

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Energy Performance Graph



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

**FREEHOLDNULL**



HOUSE - DETACHED (EPC RATING: C)

**SOUTH PARK DRIVE, GERRARDS CROSS, SL9**

**8JJ**

**OFFERS IN THE REGION OF**

**£2,248,000**



# 5 Bedroom House - Detached located in Gerrards

Spacious 5-Bed Detached Family Home with Garden & Garage – Gerrards Cross

Stonebanks Estates present this substantial five-bedroom detached family home, just a short walk from Gerrards Cross town centre and mainline station. Offering versatile accommodation across two floors, this property provides an excellent opportunity to modernise and personalise.

The ground floor features multiple reception rooms including a principal living room with dual aspect and direct garden access, dining room, family/snug room, study, and guest cloakroom. A large kitchen/breakfast room with separate utility offers scope for extension or redesign (STPP).

Upstairs, the principal bedroom suite includes a dressing room and en-suite bathroom, with four further bedrooms, one en-suite, and a family bathroom.

Externally, there is a private rear garden with patio and lawn, driveway parking, and a detached double garage.

Located in a highly regarded area with excellent local amenities, Gerrards Cross offers convenient access to London via the M25, M40, and rail services to Marylebone in around 20 minutes. The nearby Chiltern Hills

