



## High Beeches | Gerrards Cross | SL9 7HU

Perfect for those desiring expansive living space, luxurious amenities, and substantial development opportunities, this High Beeches property on the **esteemed Dukes Wood Estate** presents a rare chance to craft a bespoke living environment. **Approved planning** permits for a double side and rear extension, along with a loft development, will elevate the property to approximately 3,600 square feet, featuring five bedrooms and five bathrooms. Embrace the opportunity to transform this prestigious address into a truly magnificent home.

The current layout encompasses a welcoming porch, a spacious entrance hallway, a sophisticated living room, a sunlit conservatory, an elegant dining room, a fully equipped kitchen, and a convenient shower room on the ground floor. Upstairs, a generous master bedroom, two additional bedrooms, and a well-appointed family bathroom complete 1,154 square feet of luxurious living space. Enjoy the privacy of mature front and rear gardens, complemented by convenient off street parking, enhancing both comfort and potential for this distinguished High Beeches property.

£1,350,000

**HILTONS ESTATES**