



Situated on a quiet residential road, this recently renovated property boasts a spacious corner plot of 0.4 acres.

Upon entering, you are greeted by a bright entrance hall with a staircase to the left. Moving forward, you enter the dining/kitchen area, which features new countertops and cupboards. The multi-aspect living room to your left includes French doors that open to the rear garden. The conservatory, filled with natural light, is perfect for summer days. Adjacent to the kitchen is a utility room with direct access to the double garage. The ground floor is completed by a front-facing home office and a convenient WC.











Upstairs, there are four generously sized bedrooms. The principal bedroom, located at the rear, has a newly renovated ensuite. Bedrooms 2 and 3 are also rear-facing and provide ample space for wardrobes. Bedroom 4, though slightly smaller, is still well-sized. A newly installed family bathroom completes the upper floor. There is potential for further extension above the garages (subject to planning permission) to increase the number of bedrooms and living space.

Externally, the property features a large rear garden with patio areas, predominantly laid to lawn. The front garden is also laid to lawn. Additional features include driveway parking for five cars and a double garage.

Under the Estate Agents Act 1979 we must declare an employee has a personal interest in this property.



# Property Information

-  4 BEDROOM DETACHED HOUSE
-  DOUBLE GARAGE & DRIVEWAY
-  SHORT WALK TO BEACONSFIELD TRAIN STATION
-  2583 SQ FT
-  EPC- C
-  RECENTLY RENOVATED
-  CORNER PLOT
-  QUIET AND SOUGHT AFTER LOCATION
-  COUNCIL TAX BAND G
-  NO CHAIN

					
x4	x3	x2	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Local Area

Beaconsfield, nestled in the heart of Buckinghamshire, offers a perfect blend of tranquility and convenience. Just 25 miles northwest of London, this picturesque town is ideal for those who require easy access to the capital. Beaconsfield railway station provides swift, frequent services to London Marylebone in just 23 minutes, and the M40 motorway nearby.

The town brims with excellent amenities to suit all your needs. From boutique shops and high-end retailers to charming local businesses, Beaconsfield caters to every shopper. Dining out is a delight, with a diverse array of restaurants, cafes, and pubs offering a variety of culinary experiences. For daily essentials, several supermarkets and convenience stores are at your service.

## Schools

South Buckinghamshire is well renowned for its schooling options, being one of the last counties to still offer Grammar School education.

- Some of the local schools include
- Dr Challoner's Grammar School
- John Hampden Grammar School
- Royal Grammar School
- Davenies School
- High March School
- Thorpe House
- Gayhurst School
- Beaconsfield High School
- The Beaconsfield School
- Butlers Court School
- Holtspur School & Pre-School

Seer Green Church of England School

We recommend that you check with the local authority to ensure that the property falls in the catchment (if applicable) of your chosen educational institution.

## Transport Links

The town is served by Beaconsfield Railway Station, operated by Chiltern Railways, which provides frequent services to London Marylebone with a journey time of about 25 minutes. The station also connects to Birmingham and other destinations in the Midlands, offering great flexibility for rail commuters.

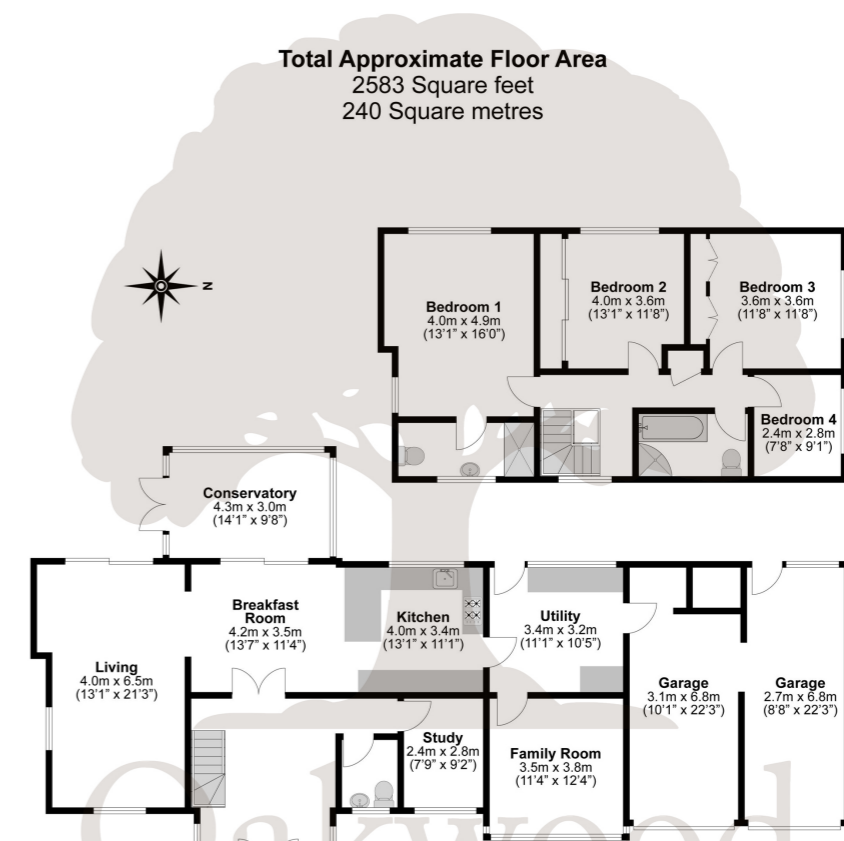
For those traveling by road, Beaconsfield is conveniently located near junction 2 of the M40 motorway, granting easy access to London, Oxford, and Birmingham. The A40 also runs through the town, providing another vital route to London and the west.

For air travel, Heathrow Airport is approximately 17 miles away, accessible via the M40 and M25, and offers a vast range of international and domestic flights. Luton Airport, around 35 miles away and reachable via the M1, provides further flight options, enhancing Beaconsfield's connectivity.

## Council Tax

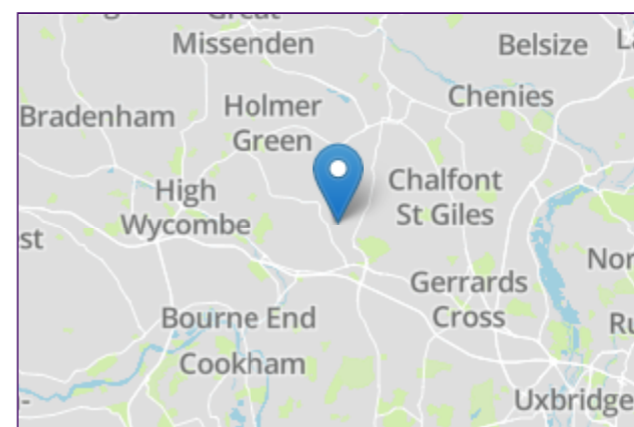
Band G

# Floor Plan



**Illustrations are for identification purposes only, measurements are approximate, not to scale.**

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			