



Walking through the door, you are greeted with the stone tiled hallway which has two storage cupboards and a W.C. To the left is the open plan kitchen/ diner that is laid with beautiful slate flooring and comes with lots of storage.

As you enter the kitchen to the dining area, you have the view of the large garden, which has a paved area for entertaining and a large brick built storage shed. To the left of the dining area is the lounge which is a modest size and has been decorated to a high standard.

Upstairs are two double bedrooms, and a generous sized single room, two of which have built in wardrobes for all your storage needs. Two of the bedrooms are rear aspect and overlook the garden, while the other bedroom is front aspect. The family bathroom is a generous size, tiled throughout and has a w/c, basin, large bath with power shower to meet all your requirements.

In 2015 planning permission was granted for a Part-single/part-two storey side and rear extension however this has now lapsed.

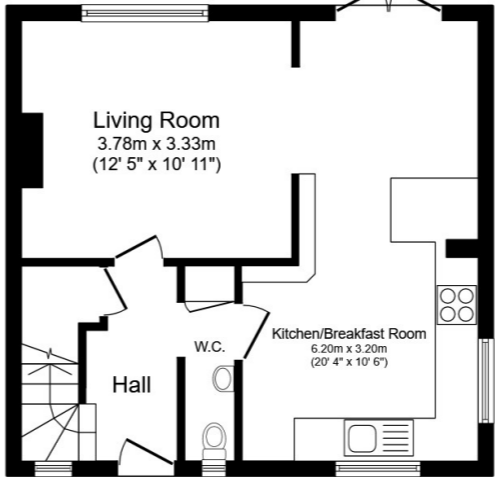


# Property Information

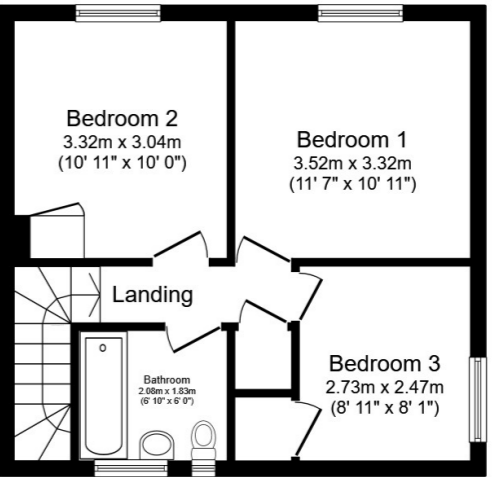
# Floor Plan

-  COUNCIL TAX BAND D
-  GROUND FLOOR W.C.
-  SHORT WALK TO BEACONSFIELD TRAIN STATION
-  NO ONWARD CHAIN
-  EPC RATING - D
-  DRIVEWAY PARKING
-  POTENTIAL SIDE EXTENSION
-  TWO DOUBLE BEDROOMS ONE GENEROUS SINGLE BEDROOM

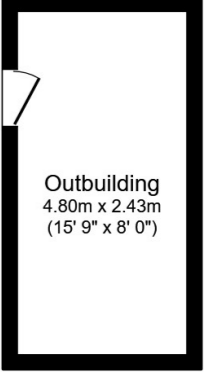
					
x3	x1	x1	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**Ground Floor**  
Floor area 39.3 sq.m. (423 sq.ft.)



**First Floor**  
Floor area 39.3 sq.m. (423 sq.ft.)



**Outbuilding**  
Floor area 11.4 sq.m. (122 sq.ft.)

**TOTAL: 101.26 sq.m. (1090 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



## 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 D

