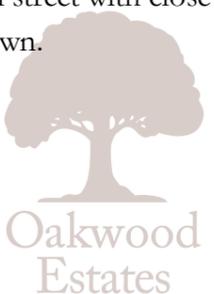


A delightful two-bedroom mid-terrace home, ideally situated on Lakes Lane, just a short stroll from the centre of Beaconsfield Old Town. This charming property offers a generous and well-designed layout. Upon entry, you're welcomed into a spacious living area, bathed in natural light from a large picture window overlooking the front. To the rear is a modern kitchen fitted with high-quality integrated AEG appliances, including a dishwasher and fridge freezer.

Upstairs, the second bedroom is front-facing and served by a conveniently located WC. The principal bedroom enjoys a peaceful rear aspect and features a stunning vaulted timber ceiling. It also benefits from a stylish en suite, complete with a freestanding bath, separate shower, toilet, and basin.

Outside, the property boasts a sizeable rear garden of approximately 35 feet, featuring a versatile outbuilding —ideal for a home office or creative studio. A charming picket-fenced frontage adds to the property's curb appeal. Lakes Lane offers a fantastic location, combining the tranquillity of a quiet residential street with close proximity to the shops, restaurants, and historic charm of Beaconsfield Old Town.

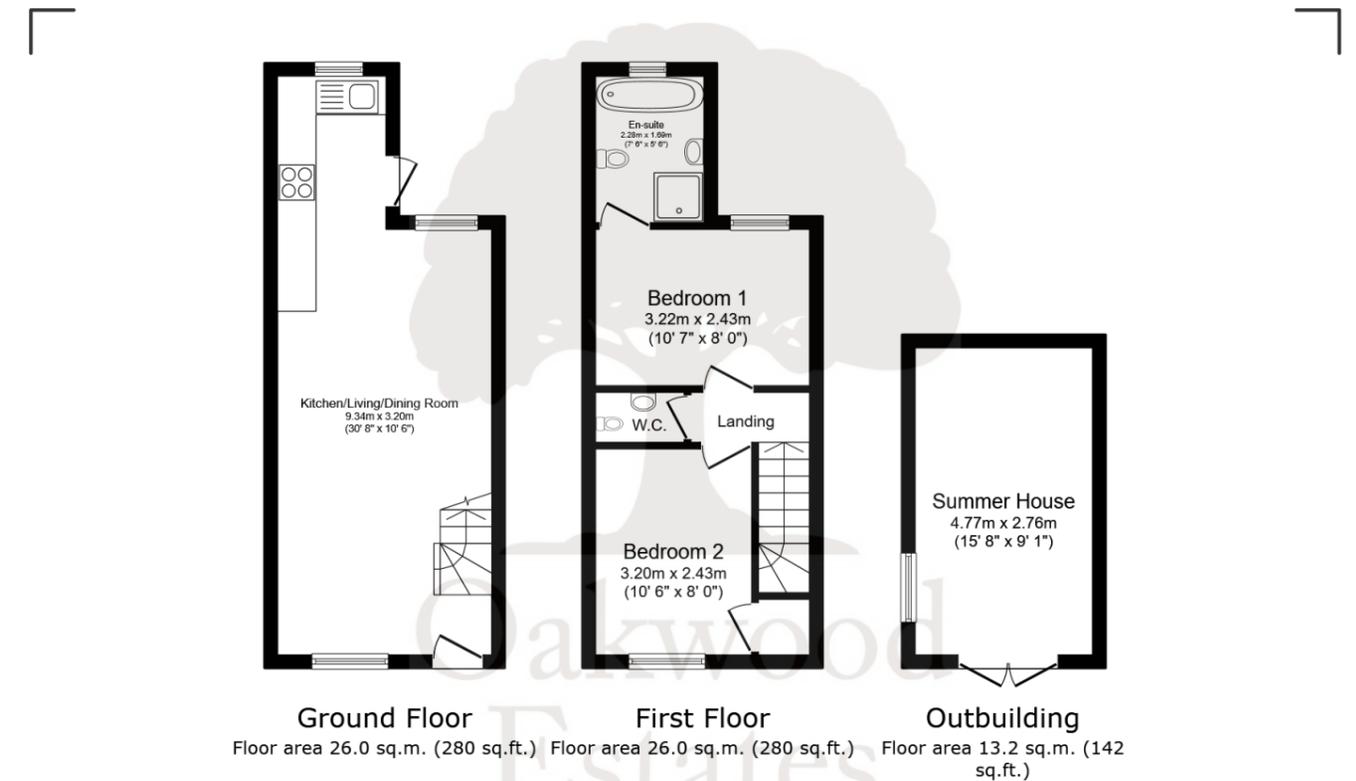


Property Information

-  2 BEDROOM TERRACED HOUSE
-  35 FT GARDEN AND OUTBUILDING
-  GREAT FIRST TIME BUY
-  EPC- D
-  702 SQ FT
-  INTEGRATED AEG APPLIANCES
-  WALKING DISTANCE TO BEACONSFIELD TOWN CENTRE
-  POTENTIAL FOR LOFT CONVERSION (STPP)
-  COUNCIL TAX BAND- D

					
x2	x1	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Total floor area: 65.2 sq.m. (702 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 is a highly desirable market town in Buckinghamshire, known for its blend of historic charm, excellent amenities, and outstanding transport links. The town is divided into two main areas: Beaconsfield Old Town and Beaconsfield New Town, each offering its own distinct character.

Renowned for its Georgian and Tudor architecture, cobbled streets, and period buildings, Old Town Beaconsfield offers a picturesque setting filled with boutique shops, cosy pubs, independent cafés, and fine dining restaurants. It has a traditional market-town atmosphere and often serves as a filming location for period dramas and films.

Just a short walk or drive away, the New Town features a more modern offering, with a range of high street shops, supermarkets, coffee chains, and the Beaconsfield railway station, providing direct services to London Marylebone in as little as 25 minutes, making it ideal for commuters.

Transport Links

Transport Links

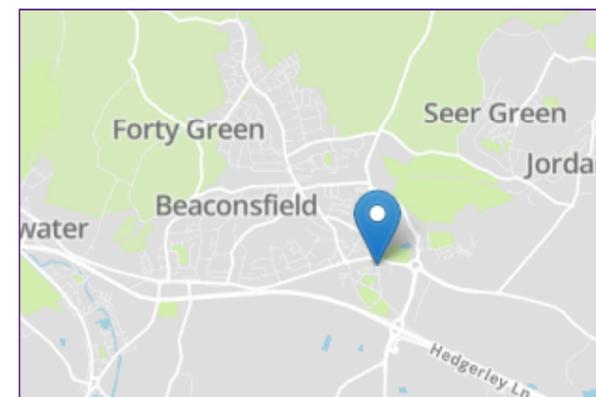
By rail: Direct services to London Marylebone in around 25–30 minutes via Chiltern Railways.

By road: Easy access to the M40 (Junction 2), connecting quickly to the M25, London, Oxford, and Birmingham.

Airports: Within reach of Heathrow Airport (~20 minutes by car).

Council Tax

Band D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	