



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

Bedrooms



x1

Reception Rooms



x1

Bathrooms



0

Parking Spaces



Y

Garden



N

Garage

**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

Floor Plan

