



As you step inside, you are welcomed by a spacious entrance hall, beautifully finished with elegant wall panelling and light-tiled flooring, all benefitting from underfloor heating throughout the ground floor. The refined interior is enhanced by Farrow & Ball paint colours, creating a cohesive and timeless aesthetic that flows seamlessly into the living and kitchen/dining areas. The bright living room provides an excellent space for both relaxation and entertaining, with French doors opening directly onto the garden, allowing natural light to flood the room. To the front aspect, café-style shutters add both character and privacy. The open-plan kitchen and dining area truly forms the heart of the home. The contemporary kitchen features sleek white cabinetry, complemented by a striking muted green floor-to-ceiling cabinet unit, alongside a tasteful blend of wood and light-toned solid surface worktops. Designed for both everyday living and social gatherings, the space includes a stainless-steel range hood, under-cabinet lighting, a hot water tap and ample storage. A conveniently located WC completes the ground floor accommodation.

Upstairs, the first floor offers a calm and comfortable retreat. The principal bedroom benefits from a stylish panelled headboard, built-in wardrobes with mirrored sliding doors, and a modern en-suite shower room. The second bedroom is generously proportioned with built-in wardrobes, while the third bedroom is charming, featuring a tasteful two-tone colour palette and decorative picture rail. Panelling continues throughout the first floor, with the exception of the smaller bedroom. The family bathroom is sleek and contemporary, fitted with large grey tiles, a wall-mounted vanity unit and a glass-enclosed shower.

Externally, the landscaped rear garden offers a paved patio ideal for al fresco dining, a well-maintained lawn, and wooden fencing for added privacy. Integrated wooden storage units and raised flower beds enhance both practicality and visual appeal. A substantial carport provides excellent covered parking. Originally purchased off-plan approximately two years ago, this beautifully finished home is a rare find, combining high-quality upgrades, thoughtful design and modern comfort in an enviable location.

Property Information

-  3 BEDROOM SEMI DETACHED HOUSE
-  CLOSE TO AMENITIES
-  SOUGHT AFTER AREA
-  EPC - B
-  1155 SQ FT

-  MODERNISED
-  GRAMMAR SCHOOL CATCHMENT AREA
-  SUBSTANTIAL CAR PORT
-  COUNCIL TAX BAND - E
-  NO ONWARD CHAIN

					
x3	x2	x2	x2	Y	N
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 is nearby. The town brims with excellent amenities to suit all your needs.

Local 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

Gayhurst School

Beaconsfield High School

The Beaconsfield School

Butlers Court School

Holtspur School & Pre-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.

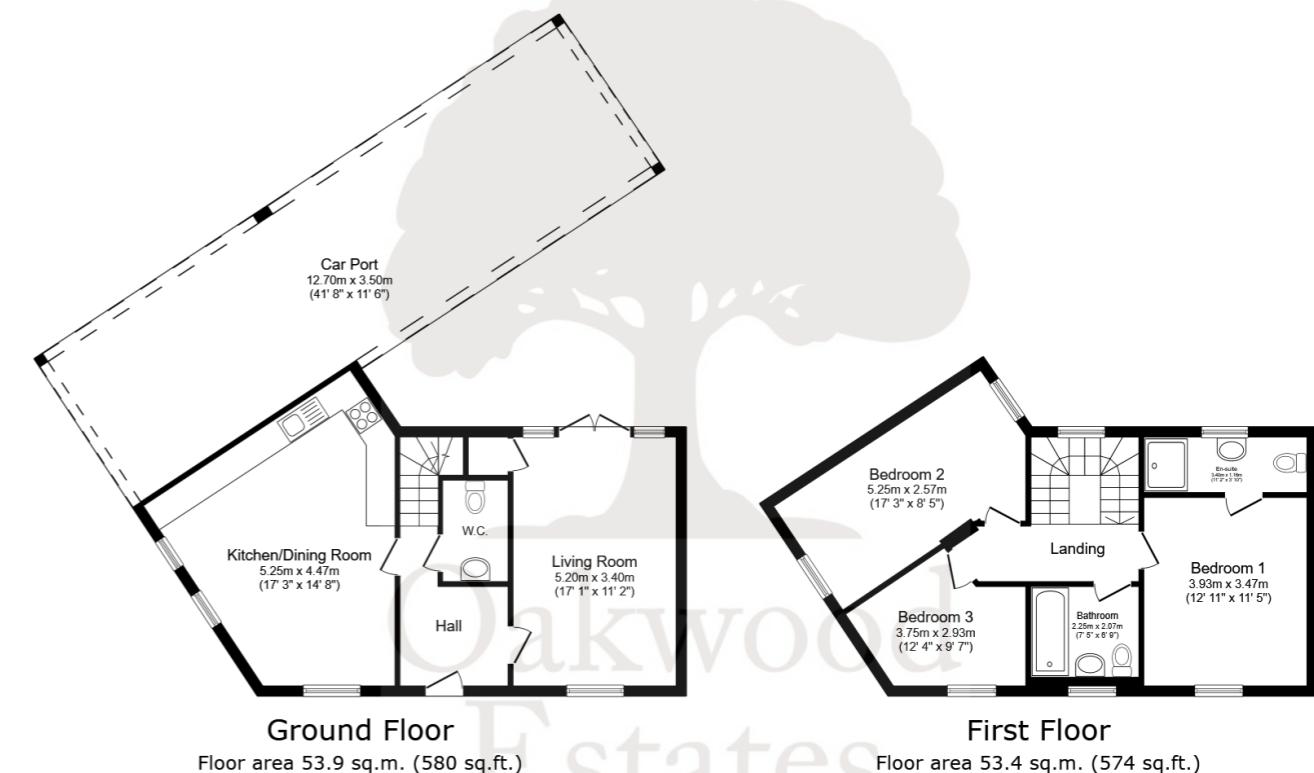
For those traveling by road, Beaconsfield is conveniently located near junction 2 of the M40 motorway, granting easy access to London, Oxford, and Birmingham. The A40 also runs through the town, providing another vital route to London and the west.

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 E

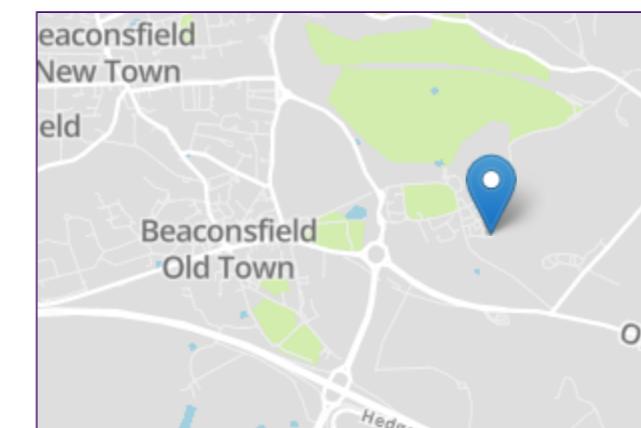
Floor Plan



Total floor area: 107.3 sq.m. (1,155 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 Govview.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		94
(81-91)	B	84	
(69-80)	C		
(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			