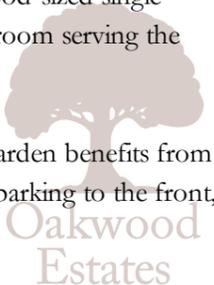


This property is east facing, enjoys off-street parking, and is located a short distance from the train station, making it ideal for commuters and families alike.

A welcoming entrance hall with stairs rising to the first floor and access to the principal living spaces, setting the tone for the quality found throughout the home. The heart of the home is the impressive open-plan kitchen/living/dining room, a bright and spacious area, ideal for both everyday living and entertaining. The kitchen is fitted with contemporary units and features a stylish breakfast bar, perfect for casual dining or social gatherings. Recessed spotlighting enhances the modern feel, while French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living. A separate utility room provides excellent additional storage and space for appliances, keeping the main living areas clutter-free. A convenient ground floor WC is located nearby. A dedicated home office offers a quiet and practical workspace, ideal for remote working, studying, or use as a hobby room.

The landing gives access to all bedrooms and bathrooms, with a well-balanced layout. A comfortable double bedroom benefiting from its own en-suite shower room, offering privacy and convenience. Further well-proportioned double bedrooms, both beautifully presented and finished with thick pile carpeting for added comfort. A good-sized single bedroom, perfect as a child's room, guest bedroom, or additional home office. A modern family bathroom serving the remaining bedrooms, finished in a clean and contemporary style.

The property enjoys a good-sized rear garden, ideal for families, entertaining, or relaxing outdoors. The garden benefits from excellent usability and a pleasant outlook, making it a real extension of the living space. There is off-street parking to the front, adding everyday convenience

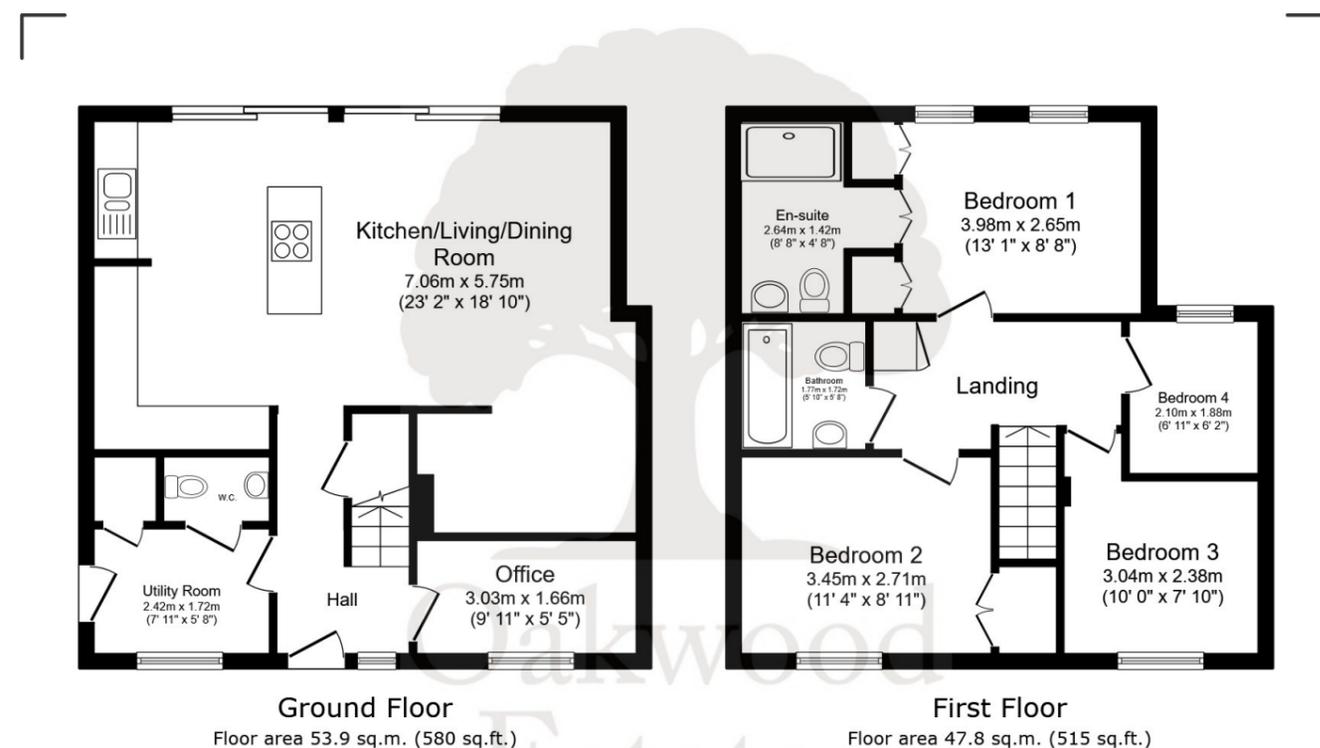


## Property Information

-  FOUR-BEDROOM SEMI-DETACHED HOUSE
-  QUIET RESIDENTIAL CLOSE
-  HOME OFFICE
-  EASY ACCESS FOR M4/M25 NETWORKS
-  EPC - C
-  GOOD-SIZED REAR GARDEN
-  OFF-STREET PARKING
-  MASTER BEDROOM WITH AN EN-SUITE
-  SHORT DISTANCE TO THE TRAIN STATION
-  COUNCIL TAX BAND - D

					
x4	x1	x2	x3	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



Total floor area: 107.3 sq.m. (1,154 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.



### Front External

A charming property set back down a cul-de-sac in Beaconsfield, featuring a generous driveway with parking for 3 cars. A substantial plot of land with further potential for extension.

### Rear External

Enclosed rear garden with mature trees and established planting, offering a good degree of privacy. The property provides outdoor decking space for seating and further enhancement opportunities to create a personalised garden space.

### Adaptions

Extended with a part single-storey and part two-storey rear extension.

### Nearest Stations

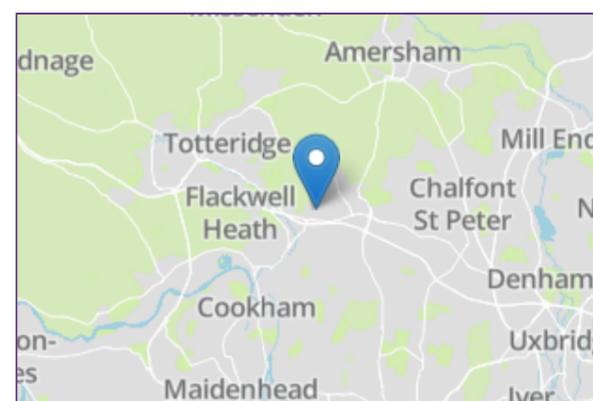
Beaconsfield Station (BCF): - 1 mile.  
Seer Green & Jordans Station: - 2.5 miles.  
Bourne End Station: - 2.7 miles.  
High Wycombe Station: - 3.9 miles

### Schools

Holtspur School & Pre-School (approx. 200m)  
Butlers Court School (approx. 1 mile): Located on Wattleton Road, rated "Good".  
St Mary and All Saints CofE Primary School (approx. 0.7 miles): Located on Maxwell Road, rated "Good".  
Wooburn Green Primary School (1.8 miles): Located on School Road, rated "Good".  
Secondary Schools  
The Beaconsfield School (approx. 1 mile): Co-educational school on Wattleton Road, rated "Good".  
Beaconsfield High School (approx. 1 mile): Girls' grammar school.

### Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	85