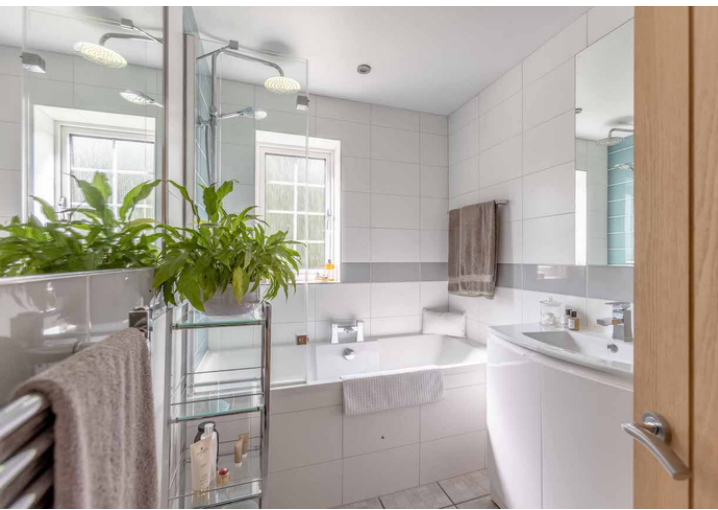
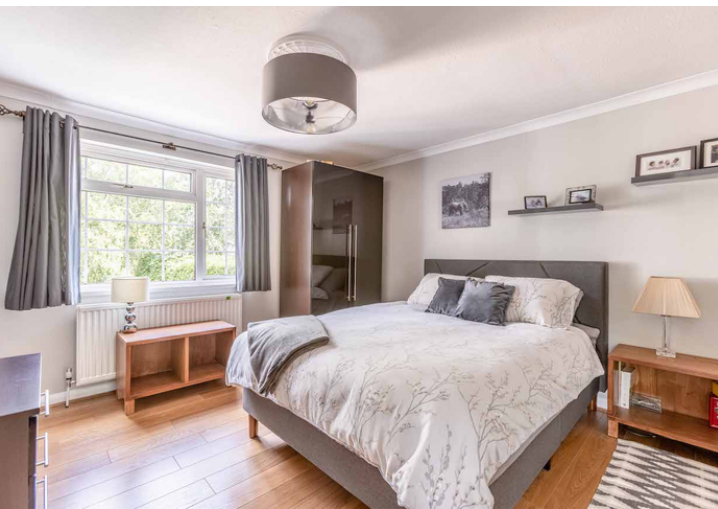




The Spinney,
Beaconsfield









Upon entering the property, you are welcomed into a bright and spacious hallway. To the right, there is a generously sized reception room with attractive front-aspect views, ideal for use as a formal sitting area. The secondary living/dining room features a charming front bay window, hardwood flooring, and French doors that open out onto the patio area. This room also offers fantastic potential to be opened up into the kitchen, creating a modern open-plan layout. The kitchen is well-equipped with an array of floor and eye-level units, an integrated dishwasher, a Rangemaster cooker with four hobs, an integrated fridge/freezer, and convenient access to the rear garden. Completing the ground floor is a large utility room with coat cupboards, a sink, and side access, making it perfect for everyday practicality. The property also benefits from a downstairs WC, complete with a heated towel rail.

Upstairs, you'll find four well-proportioned bedrooms. The principal bedroom enjoys a front-aspect position and features a dedicated dressing area, integrated wardrobes, and an en-suite with a double sink, shower, WC, and heated towel rail. Bedrooms two (front-aspect) and three (rear-aspect) both offer ample space for storage. Bedroom four is currently set up as a home office but could also function as a comfortable single bedroom. These bedrooms are served by a modern family bathroom comprising a toilet, basin, heated towel rail, and a bath with rainfall shower overhead.

Externally, the property offers parking for up to four vehicles, a low-maintenance garden, and a paved patio area which is perfect for outdoor entertaining. A key benefit is the recently replaced roof, completed in 2022, providing peace of mind for years to come.

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.

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 connections.



Key Features

- 4 Bedroom 2 Bathroom Detached Home
- Potential to Extend (STPP)
- Walking Distance To Beaconsfield High St
- Grammar School Catchment Area
- Council tax Band F
- 1801 sqft
- Cul De Sac Location
- South Facing Rear Garden
- EPC Band D
- NO CHAIN



x4

Bedrooms



x3

Reception
Rooms



x2

Bathrooms



x4

Parking
Spaces



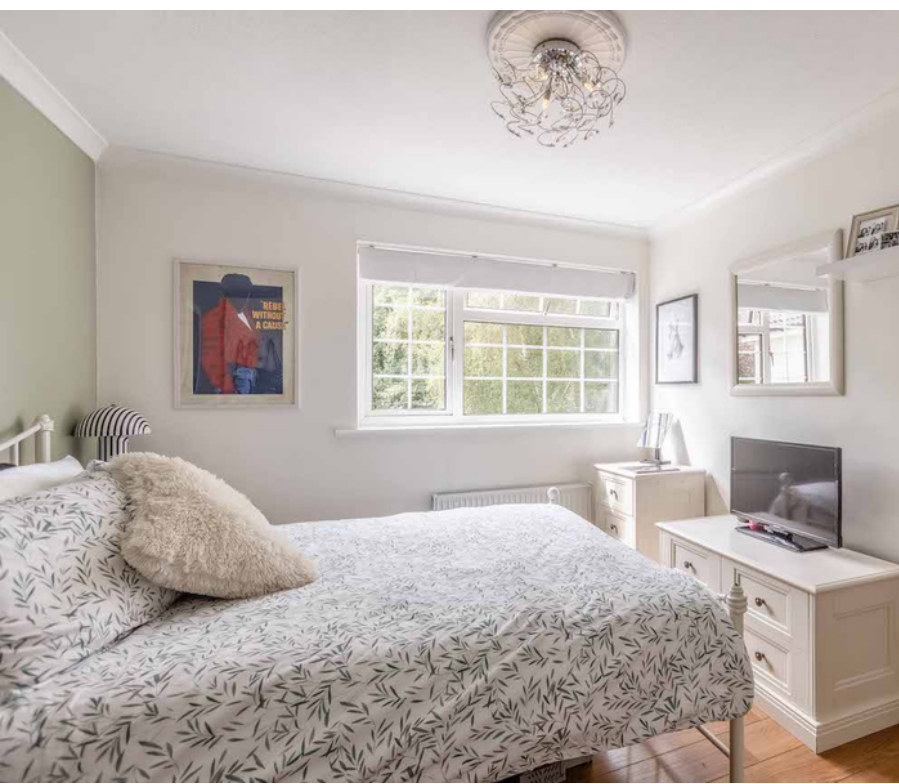
Y

Garden



N

Garage



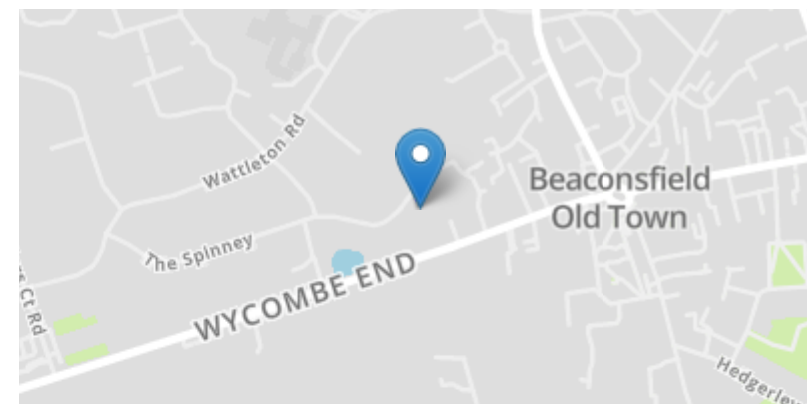
Marketing Office Contact Details

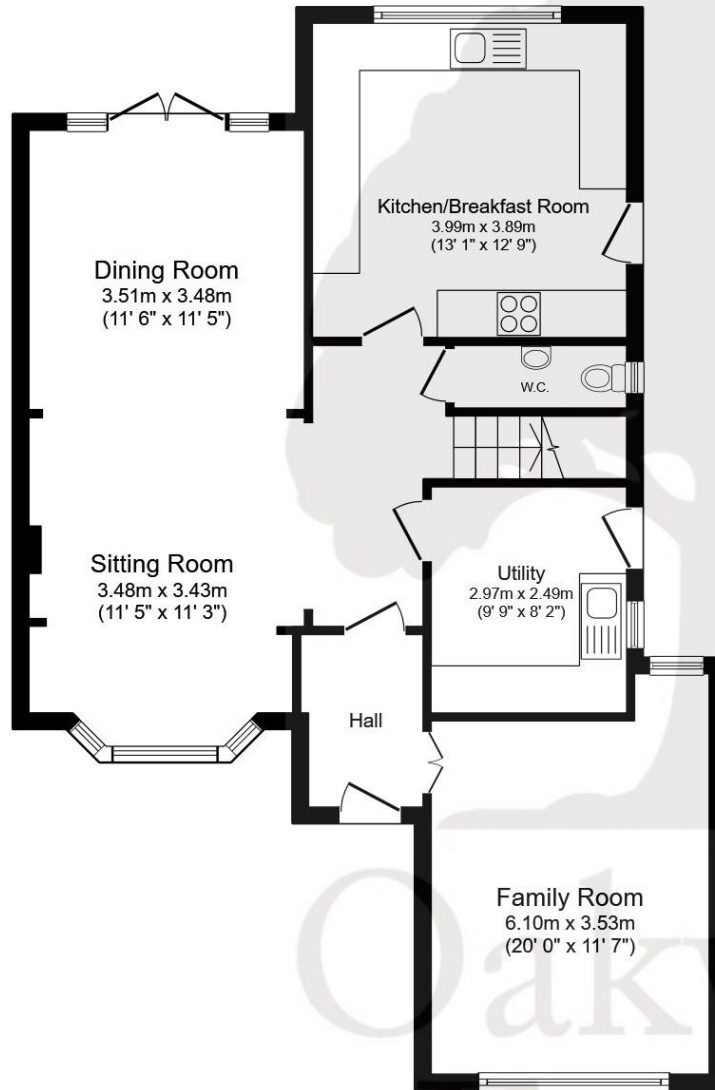
- 📍 1, The Highway, Beaconsfield, HP9 1QD
- ☎ 01494 296123
- @ beaconsfield.enquiries@oakwood-estates.co.uk

EPC

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			
		60	82
England, Scotland & Wales		EU Directive 2002/91/EC	

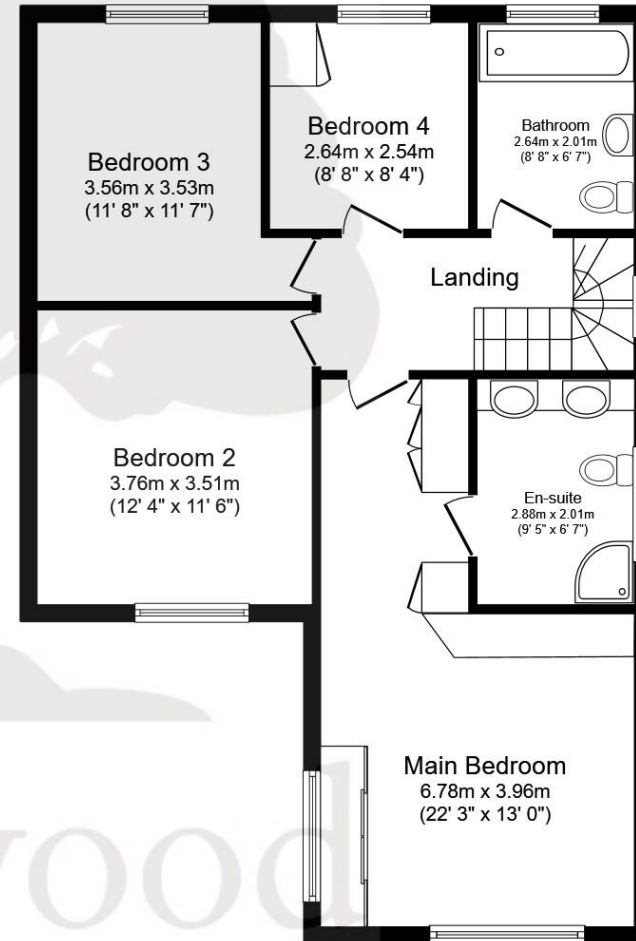
Property Location





Ground Floor

Floor area 81.4 sq.m. (876 sq.ft.)



First Floor

Floor area 72.9 sq.m. (784 sq.ft.)

Total floor area: 167.3 sq.m. (1,801 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



Oakwood
Estates