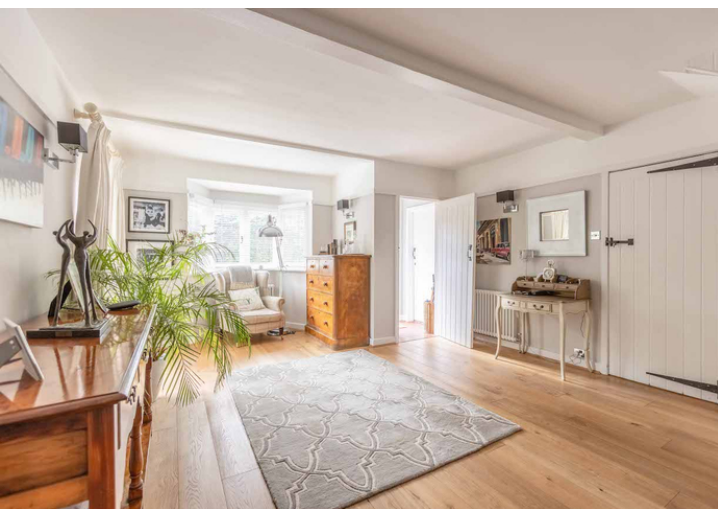




Drews Park,
Beaconsfield









Drews Park,

Beaconsfield



Upon entering the property, you are welcomed into a spacious and bright hallway, featuring French doors that open onto the front patio and garden. Leading through to the reception room, you'll find a dual-aspect space with a working Chesney stove and French doors opening onto the rear garden. On the opposite side of the house, the snug enjoys a front aspect and is beautifully lit by a large bay window. The heart of the home is the generous open-plan kitchen and dining area, installed just four years ago. It boasts stone worktops, a built-in microwave, dishwasher, wine fridge, and a large five-ring Rangemaster cooker. A breakfast bar comfortably seats three. The dining area benefits from French doors on one side, bi-folding doors on the other, and a large picture window acting as a skylight, filling the space with natural light. Completing the ground floor is a practical boot room with independent access to the garage, a utility room offering ample storage, and a WC conveniently located near the staircase.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom enjoys a front aspect, two sets of built-in wardrobes, and an en-suite bathroom featuring a walk-in shower, WC, basin, backlit mirror, and underfloor heating. Bedroom two is also front-facing with built-in wardrobes. Bedroom three, similarly front-facing, features built-in storage and a charming original fireplace. Bedroom four makes an excellent home office or dressing room. The family bathroom, fitted approximately five years ago, includes a walk-in shower, bath, WC, and basin.

Externally, the property sits on a plot of approximately 0.25 acres, with a mature garden mainly laid to lawn, complemented by patio and seating areas. To the front, there is a double garage and a driveway providing off-street parking for approximately five to six vehicles.

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 connectivity.



Key Features

- 4 Bedroom Detached Home
- Cul-de sac Location
- Grammar School Catchment Area
- Potential to extend (S.T.P.P)
- Council Tax Band- G
- Open Plan Kitchen / Diner
- Garage & Driveway Parking for 5-6 Cars
- 0.25 Acre Plot
- EPC- C
- 2421 Sq Ft



x4

Bedrooms



x2

Reception
Rooms



x2

Bathrooms



x5

Parking
Spaces



Y

Garden



Y

Garage



Marketing Office Contact Details



1, The Highway, Beaconsfield, HP9 1QD



01494 296123

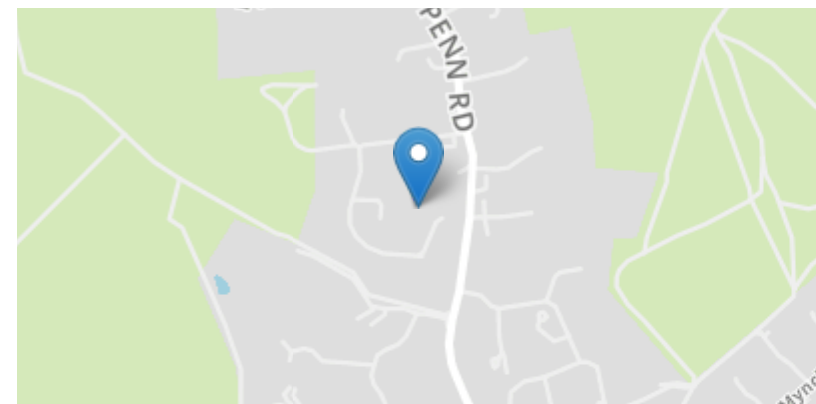


beaconsfield.enquiries@oakwood-estates.co.uk

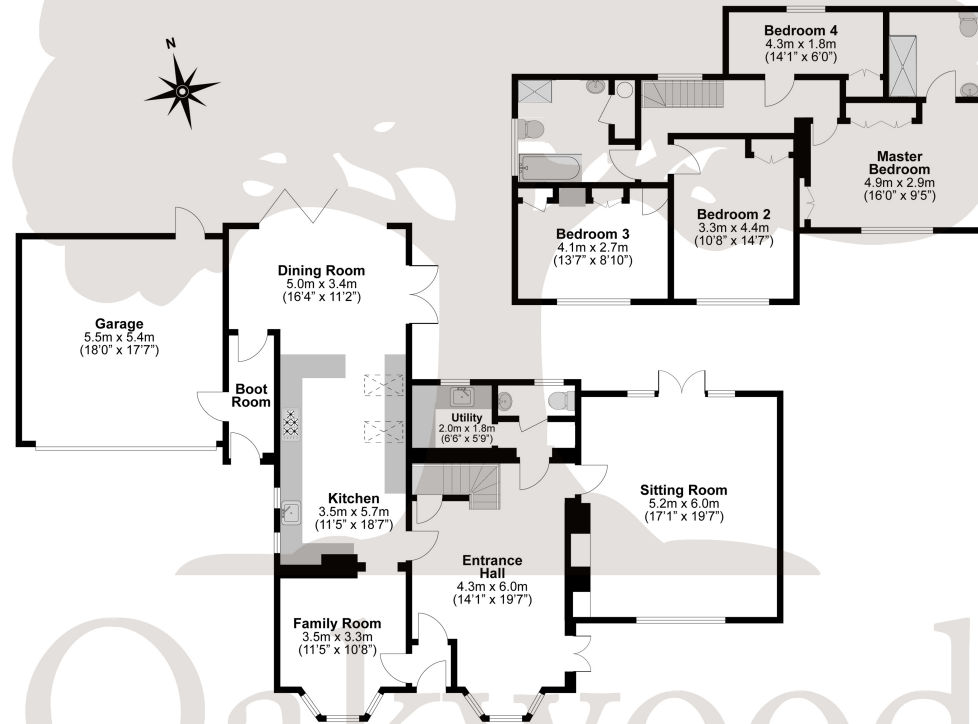
EPC

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		
	69	80
EU Directive 2002/91/EC		
England, Scotland & Wales		

Property Location



Total Approximate Floor Area
2421 Square feet
225 Square metres



Illustrations are for identification purposes only,
measurements are approximate, not to scale.

Oakwood
Estates



Oakwood
Estates