

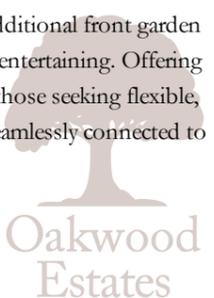
This beautifully presented and previously extended four-bedroom semi-detached home offers generous, versatile living space, ideal for modern family life.

The heart of the home is the impressive kitchen/diner, thoughtfully designed with a central island counter-top with a classic butler's sink, gas hob, double oven, integrated dishwasher, fridge freezer, pull-out pantry and a water softener. Ample cabinetry and a large understairs storage cupboard ensure practicality is matched with style, while the adjoining generous utility room further enhances everyday convenience. The property was extended approximately 8 years ago, creating well-proportioned accommodation throughout.

Upstairs, the master bedroom benefits from a contemporary en-suite shower room. There are three further bedrooms, including three doubles and a well-sized single, with fitted wardrobes, providing excellent storage space. The house features a well-appointed downstairs W/C, ideal for guests, along with a stylish upstairs family bathroom finished with contemporary fittings. The principal bedroom benefits from a sleek en-suite, offering a private and comfortable space with modern fixtures and a refined finish throughout.

The loft is fully boarded, insulated and fitted with power and a proper loft ladder, offering excellent storage and exciting potential to convert into additional multi-purpose living space, subject to the necessary consents.

Externally, the home continues to impress with a substantial driveway accommodating 3-4 vehicles, complemented by additional front garden space. To the rear, a generous laid-to-lawn garden with patio area provides the perfect setting for summer enjoyment and entertaining. Offering space, quality finishes and future potential in equal measure, this is a superb home perfectly suited to growing families or those seeking flexible, well-designed living. Designed for effortless entertaining, the beautiful landscaped garden is perfect for summer parties, seamlessly connected to the living space through stylish bi-folding doors that bring the outdoors in

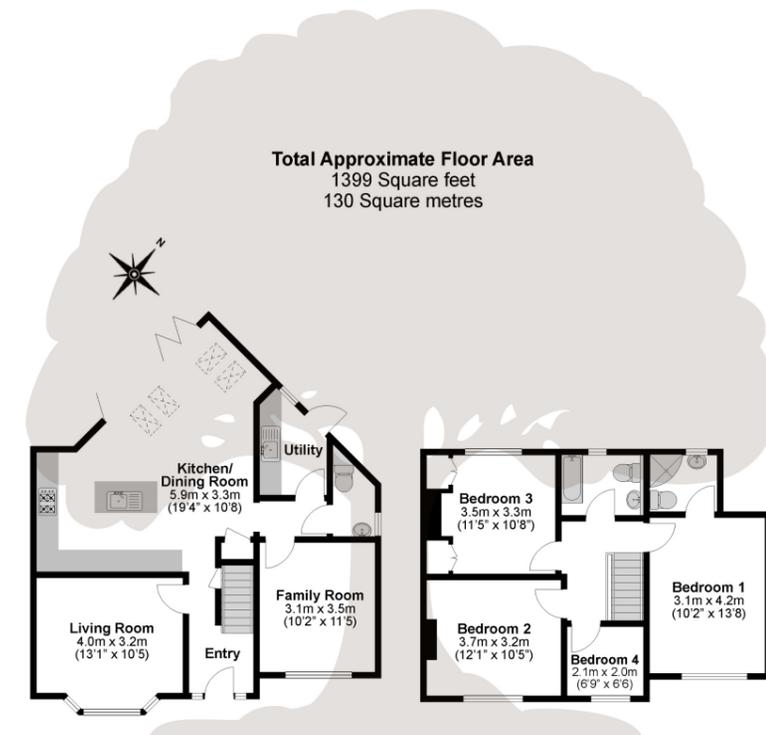


Property Information

-  4 BEDROOM SEMI-DETACHED HOUSE
-  PARKING FOR 3 CARS
-  CLOSE TO SHOPPING AMENITIES
-  EASY ACCESS FOR M40/M25 NETWORKS
-  COUNCIL TAX - E
-  MASTER BEDROOM WITH AN EN-SUITE
-  NEUTRAL DÉCOR THROUGHOUT
-  QUICK RAIL LINKS INTO LONDON MARYLEBONE
-  APPROX 1400 OF INTERNAL SQUARE FOOTAGE
-  EPC - C

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

Floor Plan

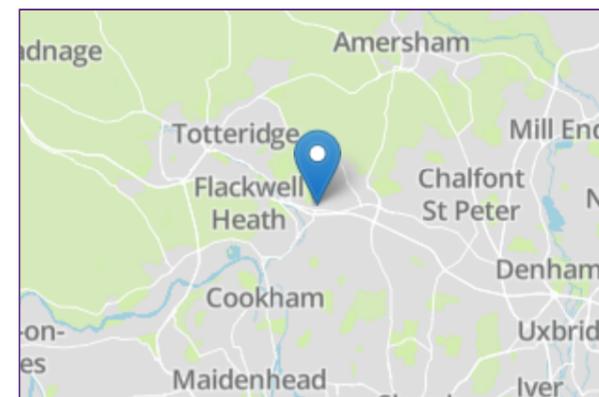


Illustrations are for identification purposes only, measurements are approximate, not to scale.

Oakwood Estates

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	80
(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			



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 22 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. 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.

Adaptions

This property has benefited from a front porch, part single storey/part two storey side/rear extension.

External

A generous plots at 0.11-acres with driveway parking for 3 to 4 cars.

Council Tax

Band E