

Ledborough Gate Beaconsfield HP9

**£6,500** Per Month - Available Now



Beyond your expectations

# Ledborough Gate Beaconsfield HP9





A beautifully presented 5 bedroom detached home which has cleverly re-modelled to offer open plan, generous spaces. Ledborough Gate is a private gated community with excellent security.

5 bedrooms | 5 bathrooms | double reception room | dining room | conservatory | kitchen/breakfast room | study | utility room | cloakroom | double garage | off street parking | concierge.

# Description

**Furnishing** 

Unfurnished



Rear Garden



Drawing Room

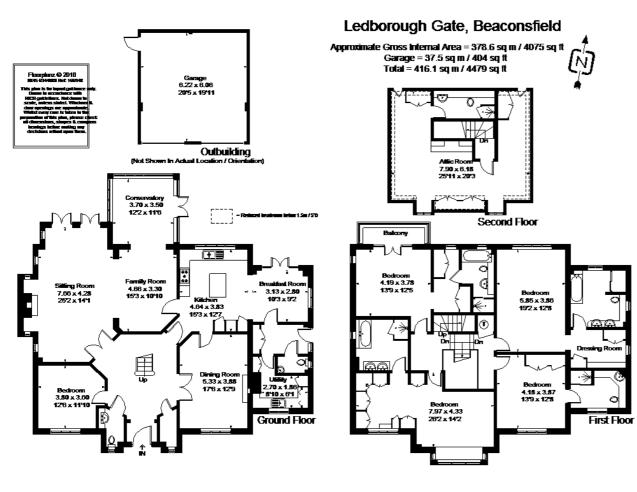
A beautifully presented detached family home with five bedrooms and five bathrooms which has be cleverly re-designed on the ground floor to offer open plan, generous reception space. Further benefits include a private rear garden, double garage and off street parking for several cars.

## Situation

Situated in this exclusive gated development off Ledborough Lane with 24 hour concierge and within close proximity of the amenities of Beaconsfield New Town including Beaconsfield Station with a fast train into London Marylebone in under 25 minutes. Beaconsfield is also renowned for the highly regarded schools nearby.

### **Hamptons Beaconsfield Lettings**

10 Burkes Parade Beaconsfield HP9 1NN Tel: 01494 671511 - beaconsfieldlettings@hamptons-int.com www.hamptons.co.uk



<ul> <li>Compare current ratings or</li> </ul>	welling type: Detached house ate of assessment: 18 May 2016 ate of certificate: 18 May 2016 so this document to:			Type of assessment: RdSAP, existing dwelling Total floor area: 417 m <sup>2</sup>			
Find out how you can save							
Estimated energy cost	s of dwelling fo	or 3 years	100000000000000000000000000000000000000	135300	£ 11.	028	
Over 3 years you could		100000	and a set of the		£ 1,7	88	
Estimated energy c	osts of this b	ome		100.000			
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Lighting		£ 438 over 3 years		£ 438 over 3 years		-	
Heating	The second s	£ 9,990 over 3 years		E 8.379 over 3 years		ou could	
Hot Water	£ 600 over 3 ye	£ 600 over 3 years		£ 423 over 3 years		save £ 1,788	
Tota	6 E 11,028		£ 9,240		over 3 years		
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Not energy efficient - higher numbing cos		money	-				
		and they	and make you	ALC: NO. 12	savings	Available with	
Top actions you ca							
Recommended measures			Indicative cost	over 3	years	Green Deal	
Recommended measures 1 Heating controls (time and t		(lotho	£350 - £450	over 3	years 60		
Recommended measures	densing boiler	ontrol)		over 3	years 60 422		

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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