

Penn Road Beaconsfield HP9

£6,000 Per Month - Available Now

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This impressive family home, set behind electronic gates is located in heart of Beaconsfield and only a short distance from Beaconsfield train station.

6 bedrooms | 5 bathrooms | 3 reception rooms | kitchen/breakfast room | cinema room | garage |

## Furnishing

Unfurnished



**Reception Hall** 



**Reception Room** 

## Description

This impressive family home, set behind electronic gates is located in heart of Beaconsfield and only a short distance from Beaconsfield train station. Set out over 3 floors and offering a total of 7200sq ft of living space plus a wealth of features such as a multiple reception rooms, manicured rear garden, a cinema/games room and double garage. EPC :C.

### Situation

Beaconsfield is an area with excellent living and education options and is in catchment for leading local state, grammar and private schools, as well as leading international schools. The property benefits from easy access to the M25, M4 and M40, Central London, Oxford and Heathrow Airport.

### Hamptons Beaconsfield Lettings

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

B

129-54

(1-22)

Energy use

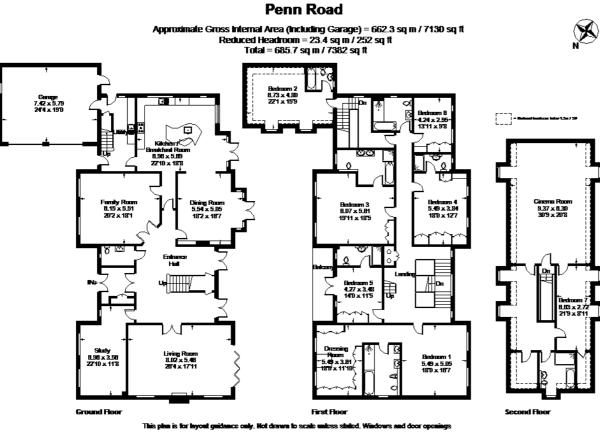
Carbon dioxi

Lighting

Heating Hot wate

Based on st

above table provides an indication of ho home. The fuel costs only take into acc



are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D380333)

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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SAP

78 79

Potential

11 tonnes per year

6297 per year E1.113 per year

£169 per year

aphical location, the

eating and hot water to this ated service, maintenance only and enables one hom

Whiter per year

Dwelling type: Detached house Date of assessment: 01 May 2008 Date of certificate: 01 May 2008

Total floor area:

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO) emissions

Nationary effectives pairs and the second se

Current

11 tonnes per year

£514 per year

£1,071 per year

£169 per year

ancy, heating pat

w much it will cost to provide lightin out the cost of fuel and not any as

656 m²