



Wattleton Road, Beaconsfield
Buckinghamshire, HP9



Beyond your expectations

A four bedroom detached family home in Beaconsfield old town

Detached | 4 Bedrooms | Family Bathroom | Sitting Room | Dining Room | Conservatory | Kitchen | Utility Room | Private Driveway | Double Garage | Garden | Terrace

Guide Price £995,000 Freehold

Description

This detached four bedroom home is located in Beaconsfield Old Town on the edge of the Chilterns and features good outside space on a plot of 0.264 acres. In addition to the variety of amenities Beaconsfield has to offer, the property is located 1.1 mile from Beaconsfield station and within close proximity of junction 2 of the M40 providing good commuter links into London.

The property comprises an entrance hall providing access to the main living areas of the home plus the cloakroom. To the left, the sitting room features dual aspect views to both the front and south facing rear of the plot, through the conservatory. The sitting room retains the original open fireplace which is also provided with a gas connection. The sitting room opens into the dining room and the conservatory. The conservatory features a triple aspect view of the garden onto which it opens through French doors. The dining room also features a view of the rear garden through its bay window. In opening into the sitting room, the dining room enlarges the space for entertainment. The kitchen to the west of the dining room, fitted with various appliances and units, is accessed via the hall but includes a serving hatch through to the dining room. Unusually, the kitchen also includes a larder cupboard and broom cupboard opposite. From off the rear of the kitchen is a utility room which is also fitted with various appliances and units. The two back doors provide access to either the rear garden or the garages.

The first floor has four bedrooms and a family bathroom with separate shower and bath facilities. An airing cupboard is included in the footprint of the bathroom. Bedroom 1, above the sitting room, offers a view of the rear garden as do bedrooms 2 and 4. Bedroom 1 has fitted wardrobes. Bedroom 3 looks to the east side of the plot. The loft is partially boarded to provide additional space for long term storage.

Outside

This property is set in 0.264 acres providing space both at the front and rear of the plot. This home has a private driveway with off street parking for several cars in addition to the twin garages. At the rear, the top section of the garden is predominantly set to lawn with various mature trees and bushes. The lower section of the garden is separated by fruit trees from a further lawn and vegetable garden. Immediately to the rear of the property the area is paved for outside entertainment.

Location

Located in Beaconsfield Old Town, this property benefits from a variety of amenities, shops and restaurants with additional amenities in the New Town. The station is located in the New Town and provides a regular service into London Marylebone with the shortest journey taking approximately 25 minutes. Access to the M40 and M25 provide convenient links to other motorway networks as well as several of London’s airports. Depending upon traffic conditions, Heathrow can be accessed in less than 30 minutes.



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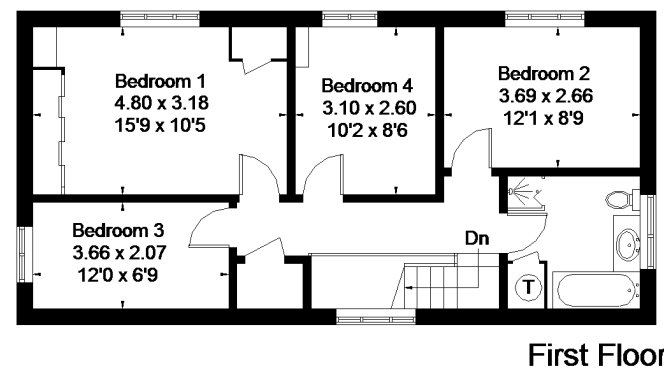
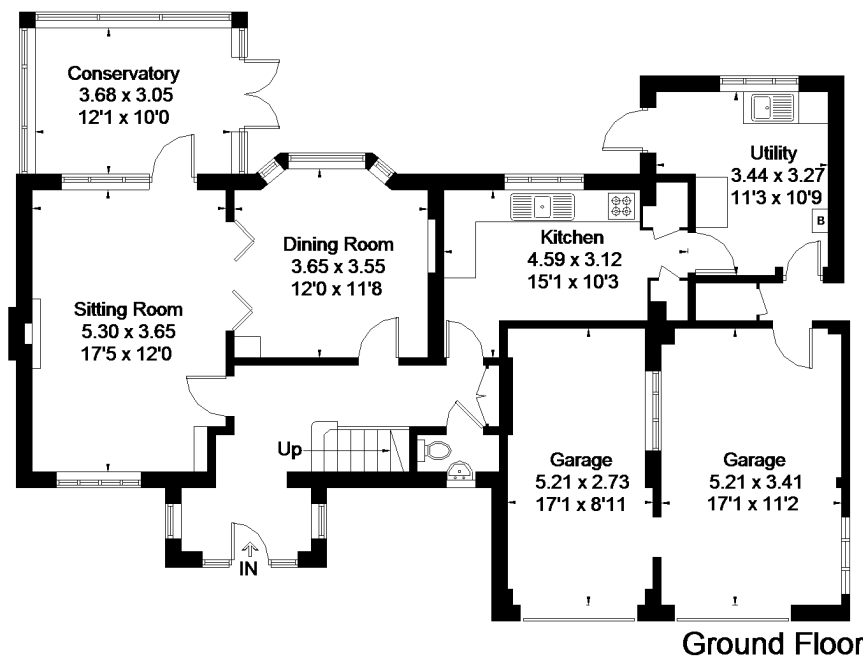
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area = 142.1 sq m / 1530 sq ft

Garages = 32.7 sq m / 352 sq ft

Total = 174.8 sq m / 1882 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 174046

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

