



Baring Road, Beaconsfield
Buckinghamshire, HP9

HAMPTONS
INTERNATIONAL

Beyond your expectations

A beautifully presented four bedroom home on a sought after road

4 Bedrooms | 3 Bathrooms | Sitting Room | Kitchen | Dining Room | Utility Room | Cloakroom | Private Driveway | Detached Garage | Terrace | Garden | Less Than Half A Mile From Beaconsfield Train Station

Guide Price £1,125,000 Freehold

Description

An impressive and immaculate family home positioned in a prime location in the centre of Beaconsfield new town with a rear garden of approximately 100ft in depth. The property is conveniently located to everything Beaconsfield has to offer including various amenities, shops and restaurants and Beaconsfield train station, situated less than half a mile from the property, provides a direct link to London Marylebone. Benefitting from a private driveway the property has off street parking for multiple vehicles in addition to a detached garage.

The property comprises an entrance hall which leads through to the main living areas of the home as well as a cloakroom. The sitting room features a modern fireplace and bay windows with views towards the front of the plot. The kitchen offers a fantastic open space with various fitted appliances and units in addition to an attractive island and access to a separate utility room. Leading through French doors from the kitchen is a spacious dining room benefitting from dual aspect views of the plot as well as French doors opening up to the terrace and garden.

The first floor offers a landing with access to three bedrooms and a family bathroom. Bedroom 1 has an en-suite shower room, built in storage cupboards and views to the rear of the plot through French doors. Bedrooms 2 and 3 both have views of the front of the plot and built in storage cupboards. The second floor provides a landing with a storage cupboard, a shower room and a

fourth bedroom. Bedroom 4 features built in eaves storage cupboards and velux windows.

Outside

The property has a private driveway with space for off street parking for multiple cars with the addition of a detached garage. At the rear of the plot is a lovely garden with a terraced area ideal for outside entertainment. Furthermore the garden features various mature trees and bushes.

Location

This property is ideally located on one of Beaconsfield's central roads in the new town. Beaconsfield offers a variety of amenities, shops and restaurants as well as being renowned for its schooling both state and private. Located under half a mile from Beaconsfield train station with a direct service to London Marylebone taking approximately 25 minutes this property is perfect for commuters. Access to the M4 and M25 is convenient from the property providing access to other motorway networks as well as several London airports.



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

Hamptons International

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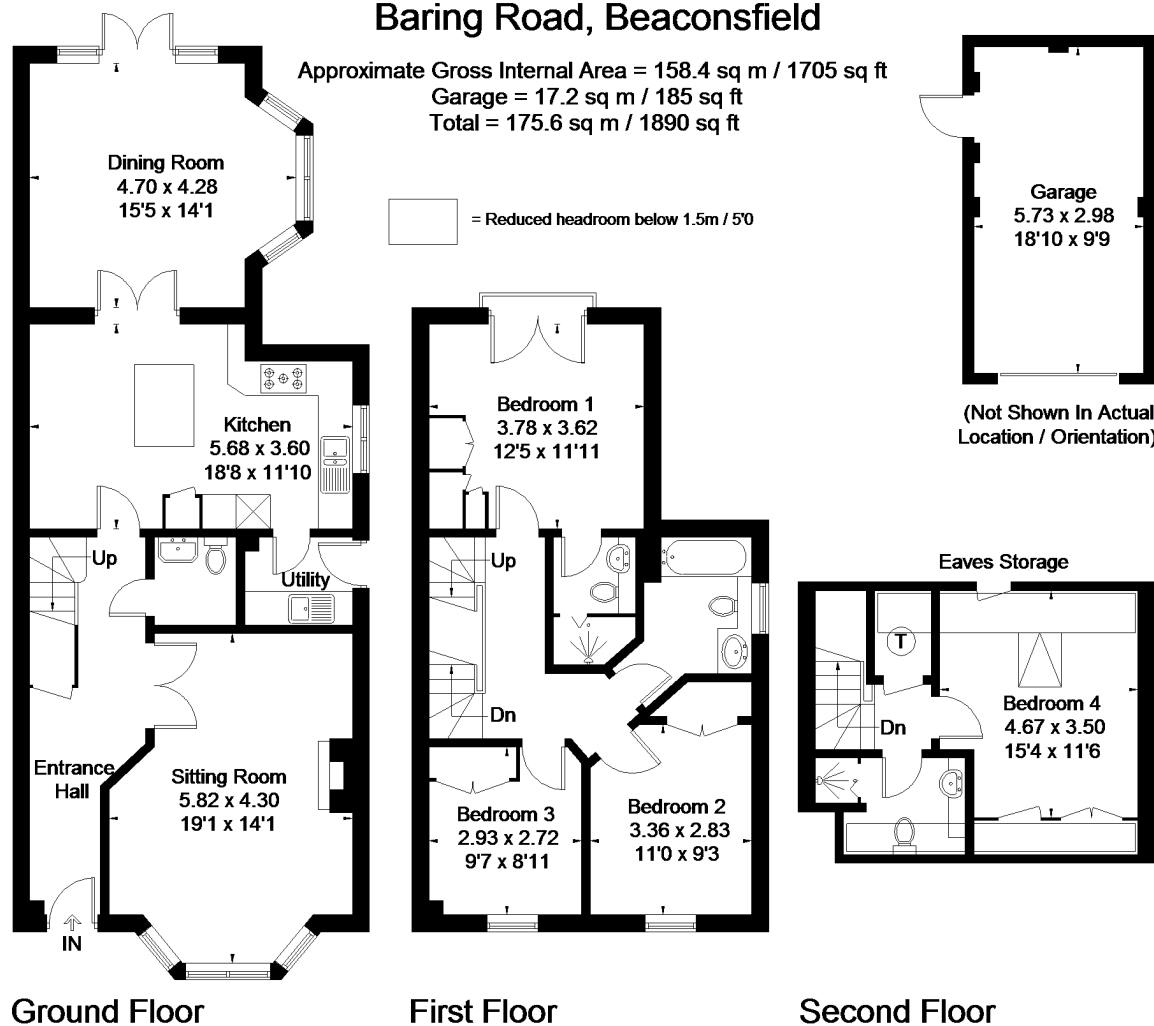
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Approximate Gross Internal Area = 158.4 sq m / 1705 sq ft
Garage = 17.2 sq m / 185 sq ft
Total = 175.6 sq m / 1890 sq ft

 = Reduced headroom below 1.5m / 5'0"



FLOORPLANZ © 2016 0845 6344080 Ref: 173231

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.

