



Burgess Wood Grove, Beaconsfield

HP9

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Beyond your expectations

A superb family home set within on of the towns premier roads

Hamptons International

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Sitting Room | Dining Room | Study | Kitchen/Breakfast/Family Room | Utility Room | Cloakroom | Master Bedroom Suite with En-Suite Bath/Shower Room and Dressing Room | 5 Further Bedrooms (4 En-Suite) | Family Bathroom | Garage | Garden | Plot In All: Approximately 0.213 Acres.

Guide Price £1,695,000 Freehold

Description

This superb six bedroom family home offers excellent and versatile accommodation and is set on a mature plot of approximately 0.213 acres, located within one of Beaconsfield's premier roads of the 'Golden Triangle'. Constructed by renowned local builder EAB there are many high quality fittings such as underfloor heating to the ground and first floors and a gorgeous solid oak staircase.

The reception hallway with tiled floor provides access to the principal reception rooms. The double aspect sitting room with feature fireplace has views over the beautiful rear garden. The dining room has an attractive bay window and allows for formal dining or could be utilised as a snug. The kitchen/breakfast/family room is the hub of this family home and is well equipped and fitted with a comprehensive range of wood fronted units, central dining island and integrated appliances; the family/dining room has doors leading out to the rear terrace ideal for entertaining. The study, utility room and guest cloakroom complete the ground floor accommodation.

Stairs from the reception hallway lead to the central landing. The generous master bedroom benefits from an en-suite bath/shower room and a fitted dressing room. Bedrooms 2 and 3 benefit from en-suite facilities whilst bedroom 4 is served by the family bathroom.

A staircase rises to the second floor with two further

bedrooms suites both with en-suite facilities.

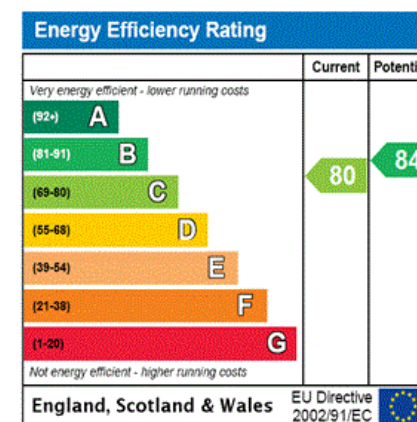
Outside

The property is approached via gates with video intercom link to the house. There is a brick paved driveway providing parking for several vehicles and access to the integral double garage. The gardens to the front are enclosed by wrought iron fencing and hedging.

The rear garden is truly stunning designed and installed by renowned local landscape architect and medal winner at Chelsea flower Show offering an easy maintenance set up providing various areas including terraces for al fresco entertaining, a temperature controlled wine cellar, decking with floating benches, gorgeous floral and shrub beds and borders to provide height and colour throughout the seasons, vegetable beds are enclosed on all sides with wood panel fencing.

Location

One of the most popular residential roads of substantial detached properties with good sized plots with easy access to the town centre. The area is sought after due to its close proximity to local schooling both state and private. This coupled with convenient access to the A40 and access to both Old and New Towns, make this a desirable position. Beaconsfield Mainline Station to Marylebone (fastest train approx. 25 minutes) is conveniently located. Good access to the motorway network at Junctions 2 and 3 of the M40 gives access to the national motorway network and airports.



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Approximate Gross Internal Area
385.0 sq m / 4144 sq ft



Illustration for identification purposes only. Not to scale
Ref. 197610

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.

