

13 FURZFIELD ROAD

BEACONSFIELD - BUCKINGHAMSHIRE



TIM RUSS
prime





**13 FURZFIELD ROAD
BEACONSFIELD
BUCKINGHAMSHIRE**

Station c1 mile | Amersham c5 miles | Gerrards Cross c5 miles | Central London c26 miles | Heathrow c16 miles

A well presented family home standing in just over half an acre in one of the town's premier locations

Reception Hall | Cloakroom | Drawing Room
Dining Room | Study | Family Room/Ground Floor
Bedroom (En Suite) | Kitchen/Breakfast Room
Utility Room

Master Bedroom with En Suite | Five Further En Suite Double Bedrooms
Bedroom | Family Bathroom

Two Garages | Large Log Cabin/Garden Room

Large Garden

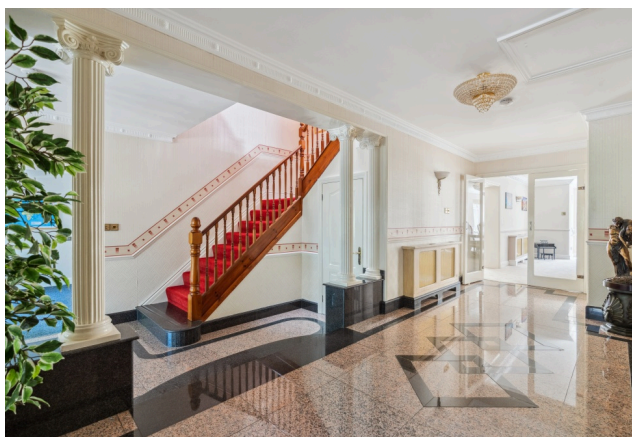
In All About 0.55 Acre

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SITUATION

Situated in the heart of the Golden Triangle, Furzefield Road is less than half a mile from Beaconsfield New Town with its excellent range of shops and train service to London (Marylebone, approximately 25 minutes); close by is the Old Town which provides an excellent choice of restaurants and pubs together with an eclectic mix of shops. The M40 motorway is under two miles away, providing fast access to the M25 and Oxford. The area is well served with excellent schools, both grammar and private.

THE PROPERTY

This substantial detached family house has much to offer with substantial and flexible accommodation over three floors which has been meticulously maintained over the years, yet still offering the scope to extend or redevelop, subject to obtaining the usual planning consents.

The front door opens into a large reception hall with stairs to the first floor and a cloakroom. There is a generous study with adjoining store room and a family room which has an en suite shower which could serve as a ground floor bedroom. The dining room connects with the impressive drawing room which has doors out to the garden. The generous kitchen/breakfast is 'L' shaped in layout, well equipped with a comprehensive range of units and integrated appliances, with doors out to the garden. Off the kitchen is a large utility room and rear hall.



On the first floor there is a large master bedroom with a generous en suite, four further double bedrooms (three of which are en suite) and a family bathroom. On the second floor there are two more en suite bedrooms.

OUTSIDE

The property is approached via electric double gates leading to a large paved forecourt providing ample parking and turning space for numerous vehicles. There are two deep garages with up and over doors.

The rear garden is magnificent and provides complete privacy. There are two large paved terraces immediately to the rear of the house with a wide expanse of lawn, bordered by mature shrubs and bushes, stretching the full length of the garden.

There is a large log cabin/summer house which makes a great games room or den.

SERVICES

All mains.

ENERGY RATING C

COUNCIL TAX BAND H

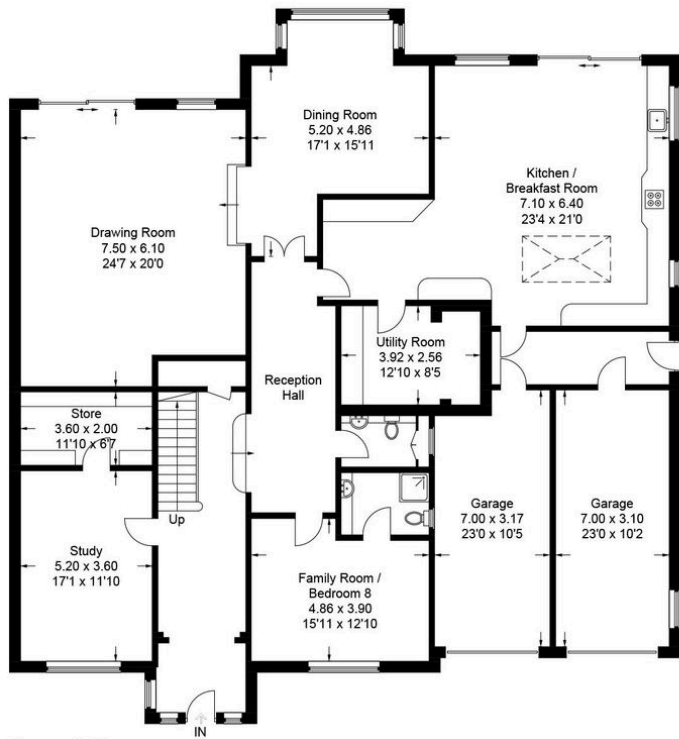
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VIEWING

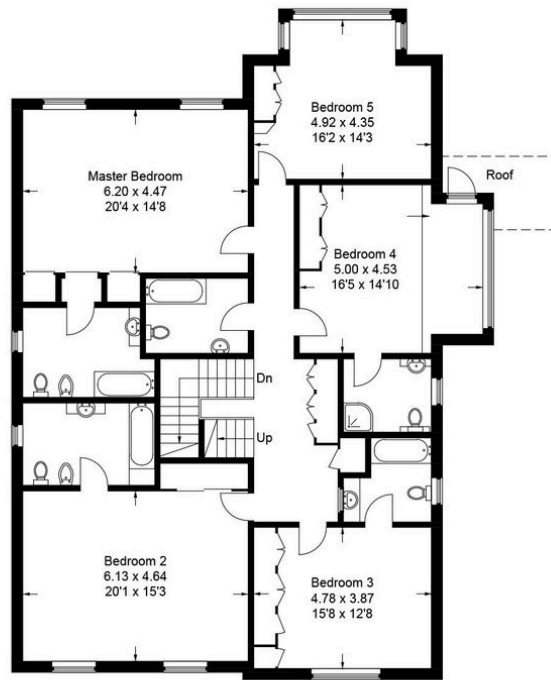
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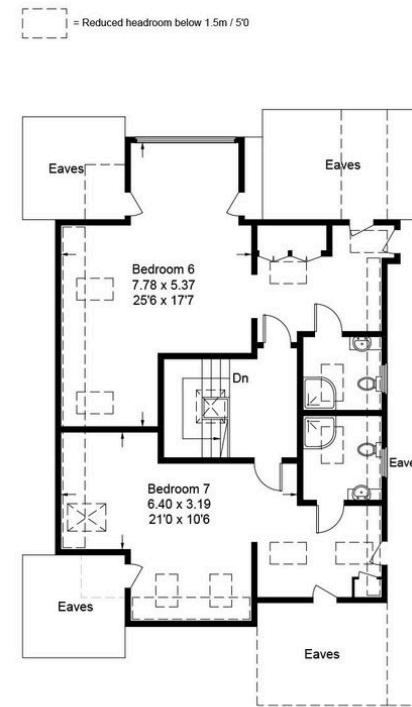




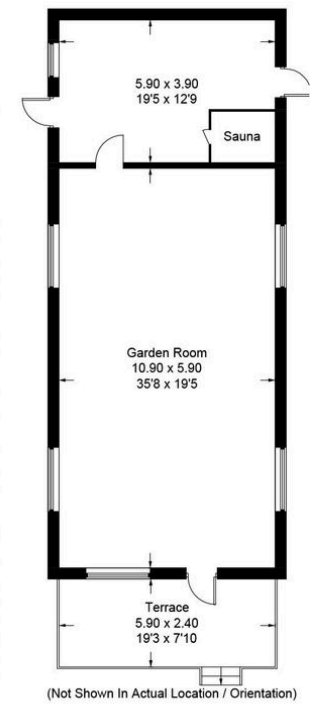
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

13 Furzefield

Approximate Gross Internal Area
 Ground Floor = 285.6 sq m / 3,074 sq ft
 First Floor = 183.3 sq m / 1,973 sq ft
 Second Floor = 95.4 sq m / 1,027 sq ft
 Outbuilding = 88.6 sq m / 954 sq ft
 Total = 652.9 sq m / 7,028 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings 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.

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