



Flat 2, 10 Ledborough Lane, Beaconsfield - HP9 2PZ
£500,000

TIM RUSS
& Company



Flat 2, 10 Ledborough Lane

Beaconsfield

- Close To Station
- Short Stroll To New Town
- 2 Allocated Parking Spots
- Communal Gardens
- Lift Access

Beaconsfield station is just 200 meters away, with Beaconsfield New Town at the end of the lane. Offering extensive shopping facilities, a Waitrose, M&S Food hall as well as a multitude of fantastic restaurants and bars. The picturesque Old Town dates back to the 13th Century and local amenities include a wide variety of restaurants, supermarkets and independent retailers together with a weekly market and a monthly farmers market. Nearby Gerrards Cross also offers an excellent range of shops, restaurants and an Everyman cinema. Beaconsfield mainline station operates trains into London Marylebone, with trains under 30 minutes most hours, in the opposite direction there are trains to Oxford and Birmingham, while the M40 and M25 enable access to central London, Heathrow and Gatwick airports.



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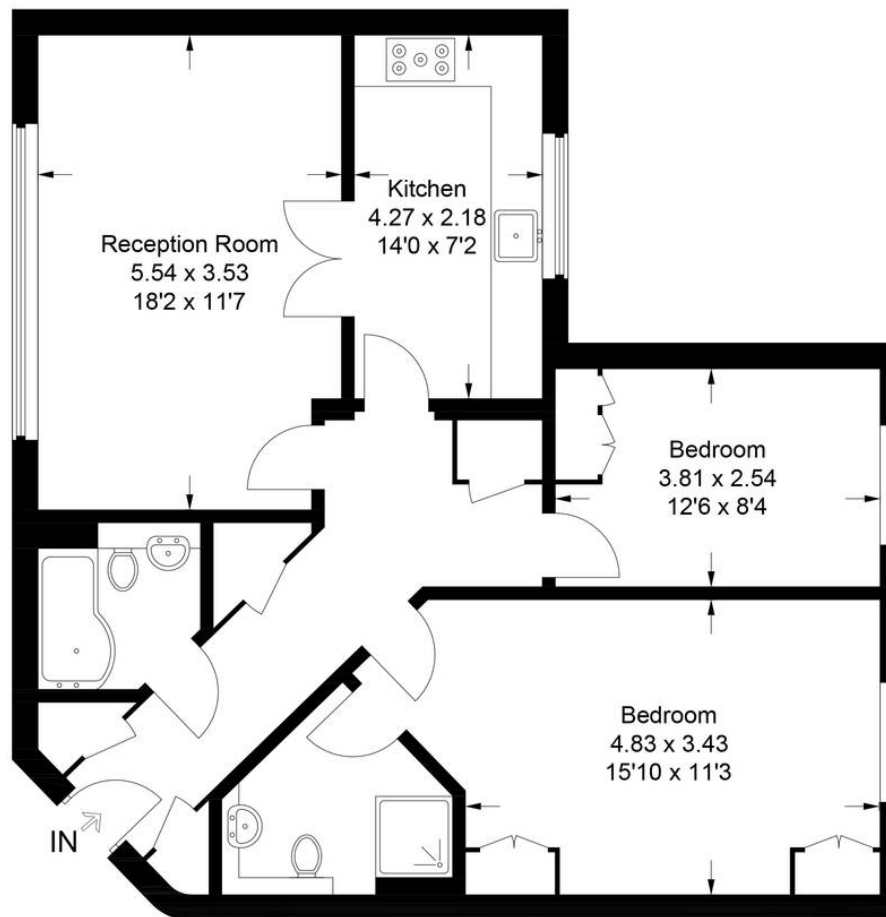
Beautifully appointed first floor apartment offers the perfect blend of style, practicality. The smart communal entrance leads into a welcoming reception hall, with excellent storage. The spacious sitting/dining room enjoys lovely views over the landscaped. Double doors lead to a modern, well-fitted kitchen with sleek granite worktops and integrated appliances. Underfloor heating throughout adds a touch of luxury.

The principal bedroom is generous in size, featuring built-in wardrobes and a stylish en suite bathroom. A second double bedroom also benefits from fitted storage and is served by a contemporary family bathroom great for guests or flexible use as a study or hobby room.

Outside, there's allocated parking for two vehicles with one in a private garage and another on the driveway as well as a secure, lockable storage unit, ideal for bikes or travel gear. The communal gardens are a standout feature, with well-maintained lawns, colourful borders, and mature trees providing year-round beauty and privacy.

Whether you're taking your first step onto the property ladder or downsizing to something more manageable without compromising on quality, this thoughtfully designed apartment offers everything you need—comfort, convenience, and peace of mind.





First Floor

Flat 2, 10 Ledborough Lane

Approximate Gross Internal Area = 80.45 sq m / 866 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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