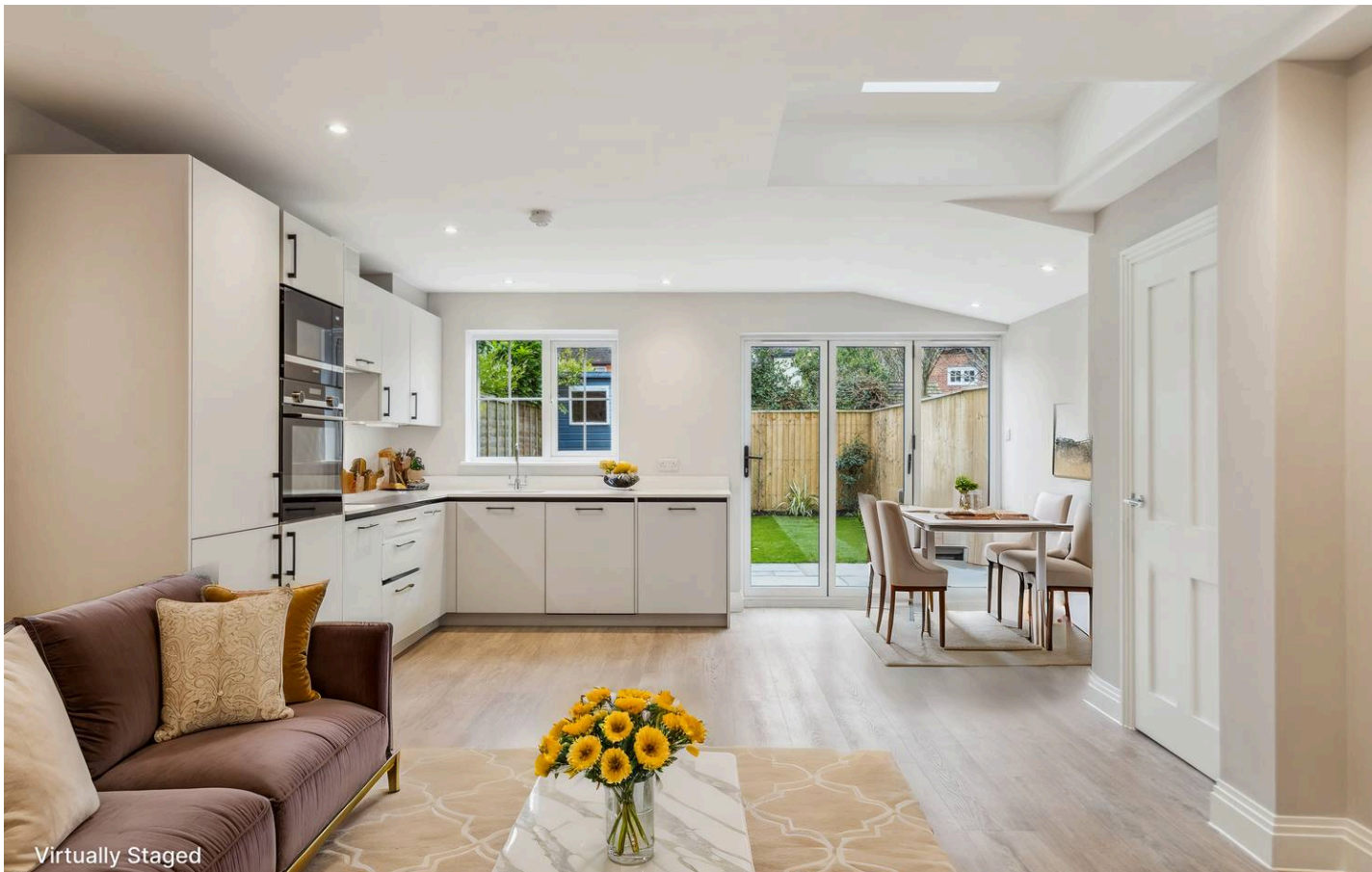




69 Horseshoe Crescent, Beaconsfield - HP9 1LJ  
£975,000

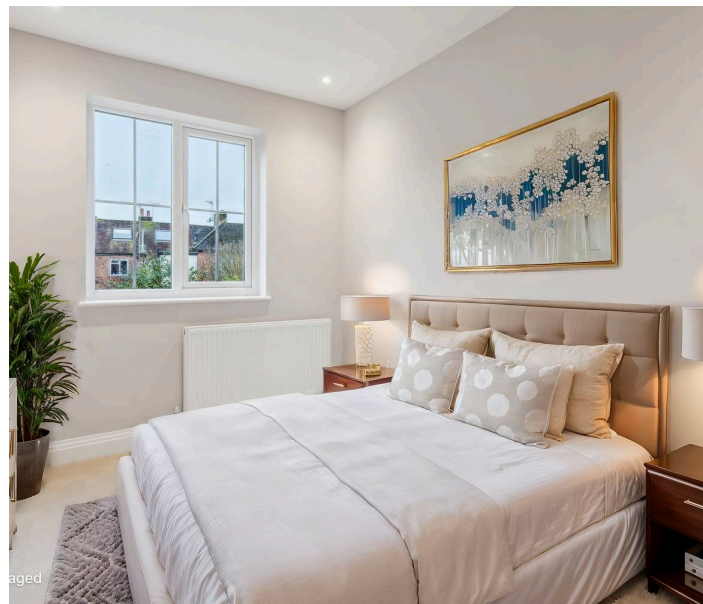




Virtually Staged



aged



aged

## 69 Horseshoe Crescent

Beaconsfield, Beaconsfield

- Beautifully Presented Semi Detached Home
- Remodelled & Extended 1561 sqft Of Accommodation
- Superb Open Plan Living
- Situated Close To The Historical Old Town
- Three Bedrooms Plus Two Bathrooms
- McEvoy & Rowley Kitchen
- Two Parking Spaces
- No Onward Chain

Located in a quiet position, away from through traffic, yet within easy walk of all the amenities of the old town. Beaconsfield old town is full of character rich in historical buildings and has an excellent range of specialist shops, pubs and restaurants. There is a weekly market, a squash, cricket and rugby club. The new town of Beaconsfield is about a mile away, providing a wider range of shops, a fast train service to London (Marylebone – 30-35 mins). Within 1¼ miles of Horseshoe Crescent is the M40 Motorway, providing fast access into London, the M25 and Oxford. The education in South Buckinghamshire is of a high standard, with top quality state and private schools. This property lies within the catchment area of Butlers Court School.



# 69 Horseshoe Crescent

Beaconsfield, Beaconsfield

A remodelled and extended three bedroom semi detached home, superbly presented boasting a sleek modern design, offering surprisingly spacious accommodation. The entrance hall features a double storage/coats cupboard, superbly fitted cloakroom, stairs rising to the first floor and access to a delightful double aspect well proportioned living room. The McEvoy and Rowley kitchen is undoubtedly a fine feature of the property, equipped with high quality appliances, an extensive range of wall and base units and generous space for dining table and chairs. Bi-folding doors give access to the fully enclosed South-Westerly garden and patio with the kitchen complimented by a separate utility room. The useful second reception room is ideal as a home office, family room or an additional bedroom.

On the first floor the principle bedroom features a luxury en-suite shower room, two further bedrooms which are served by a beautifully fitted main bathroom. Outside are two parking spaces and the property is offered with no onward chain.

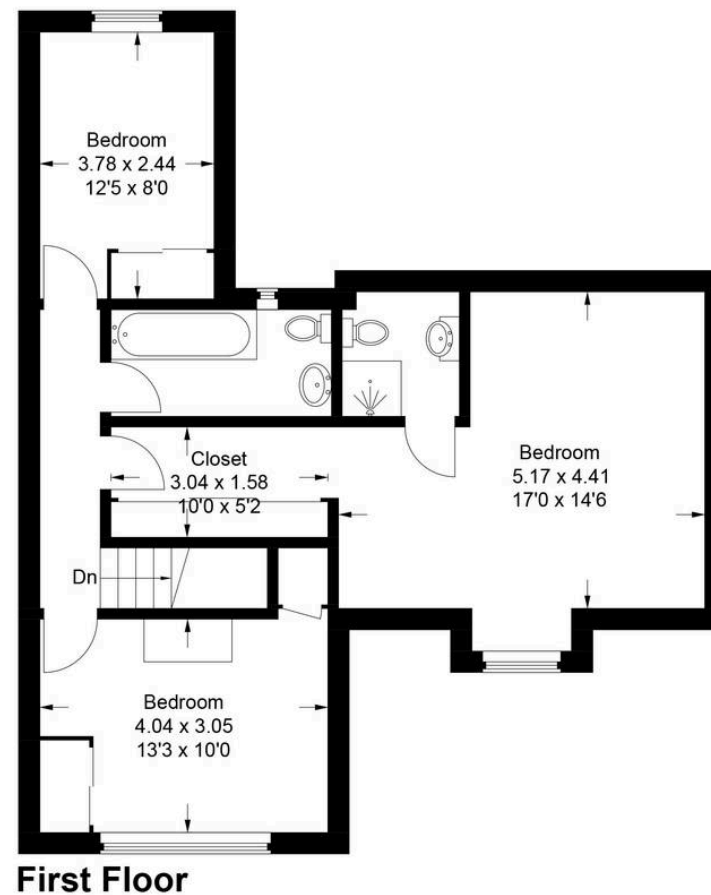
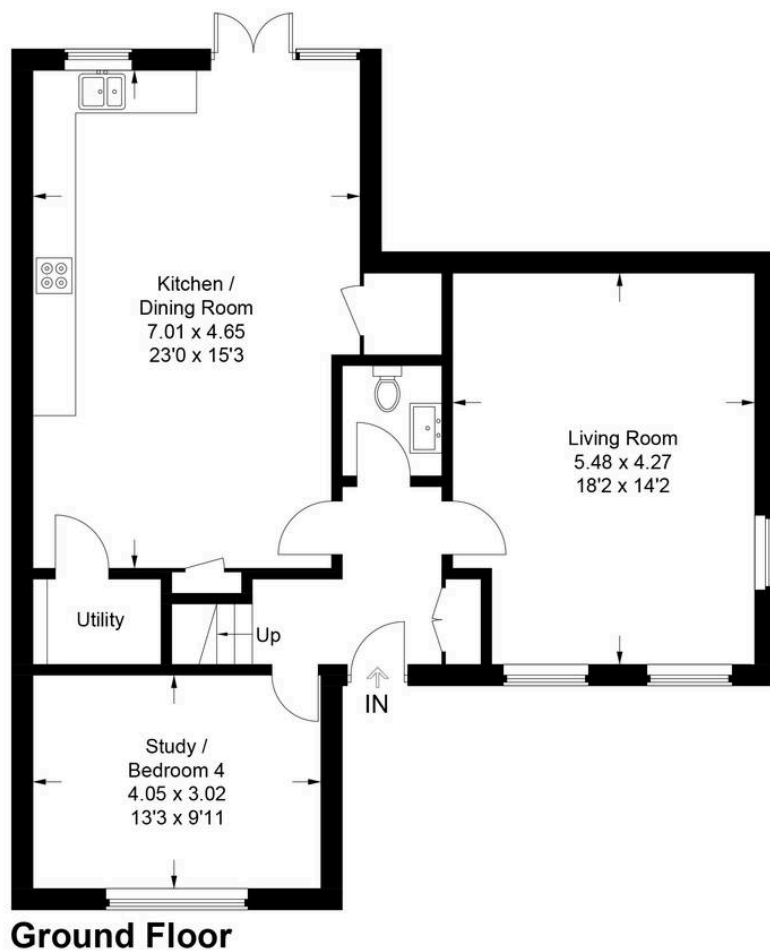
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





## 69 Horseshoe Crescent

Approximate Gross Internal Area  
 Ground Floor = 83.2 sq m / 895 sq ft  
 First Floor = 63.6 sq m / 684 sq ft  
 Total = 146.8 sq m / 1,579 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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