

oakheart



£475,000

Offers In Excess Of
Beaconsfield Avenue, Lexden

Nestled in the heart of Lexden, this exquisite three-bedroom detached residence sits on the tranquil Beaconsfield Avenue. Extensively renovated from top to bottom, this home requires no further work, making it ideal for those seeking a turn-key property. The residence masterfully blends character and modern living, featuring bay windows, high ceilings, and fireplaces throughout.

Approaching the property, you're greeted by a beautifully landscaped front garden and a striking stained glass front door leading into a grand entrance hall. This hall provides access to a spacious, bay-fronted lounge filled with natural light and anchored by a stunning fireplace—perfect for relaxing or entertaining.

At the heart of the home is the open-plan kitchen and dining area. Designed with both style and functionality in mind, the kitchen boasts modern appliances, ample storage, and generous counter space, making it a chef's dream. The dining area comfortably accommodates a large table, perfect for family meals and gatherings. French doors open to the rear garden, seamlessly connecting indoor and outdoor living. Additionally, a convenient downstairs WC is located off the entrance hall.

Upstairs, the grand staircase leads to three generously sized double bedrooms. The master bedroom is particularly impressive, featuring a beautiful bay window that fills the room with light. The remaining bedrooms are equally spacious, offering comfort for family members or guests. The luxurious family

bathroom features a free-standing bath, a separate shower, and elegant fixtures, providing a spa-like retreat.

Externally, the property boasts a large rear garden, approximately 70 feet in length, ideal for outdoor activities and relaxation. Enclosed by secure brick walls, it offers privacy and a safe environment for children and pets. A patio area is perfect for al fresco dining and entertaining in warmer months. The property also includes a driveway with ample parking for multiple vehicles.



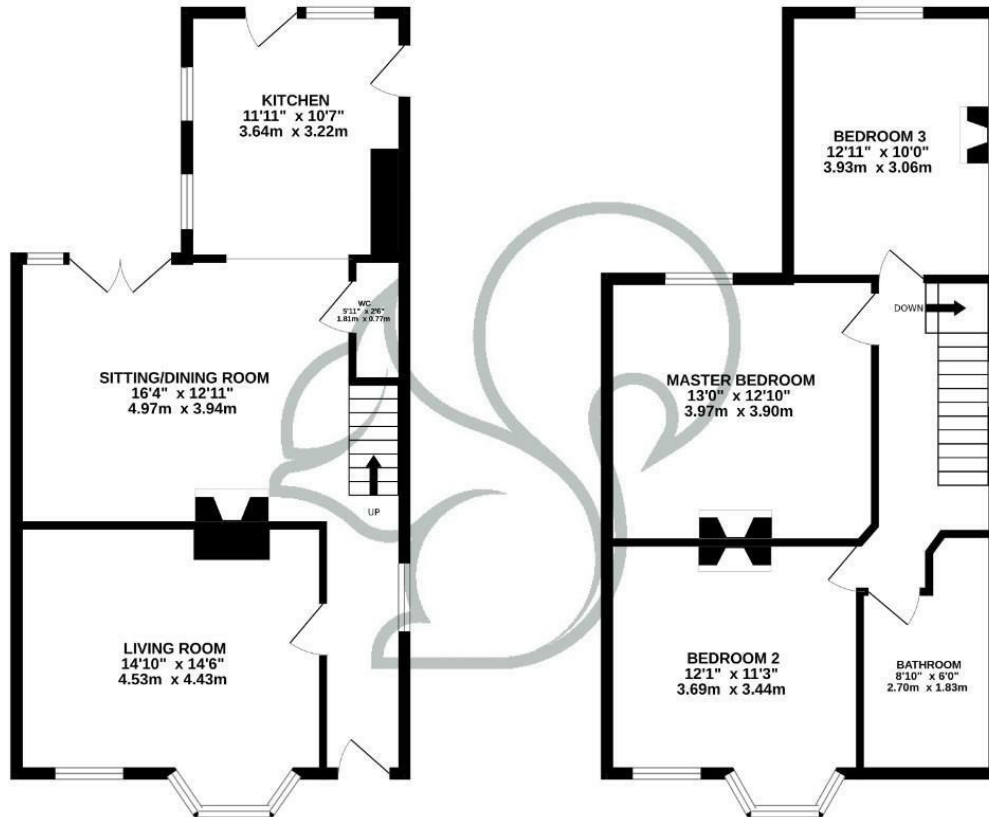






GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.

1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1163 sq.ft. (108.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority:

Tenure:
Freehold

Council Tax Band:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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