



Wattleton Road

Beaconsfield

Guide Price **£1,295,000**





68 Wattleton Road

Beaconsfield, Beaconsfield

Desirable family home in Butlers Court catchment. Spacious with 6 beds, potential for extensions. Close to schools, shops & dining in Beaconsfield Old Town. South-facing garden, off-street parking. Ideal for families.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Car Port
- 6 Bedrooms
- 3 Bathrooms
- South Facing Garden
- Close To Schools
- Driveway Parking
- Potential To Extend (STPP)





Located in the highly desirable Butlers Court and Grammar school catchment areas, this extended family home offers bright and spacious living spaces. It's within walking distance to local schools, boutique shops, restaurants, and bars in Beaconsfield Old Town.

The ground floor includes a porch, a spacious living room, a formal dining area, and a kitchen with a central island and integrated appliances. There is also a bathroom, a cloakroom, and a separate utility room.

On the first floor, there are four bedrooms and a family bathroom. All bedrooms have built-in wardrobes, and one bedroom is currently used as a study.

The second floor features two more bedrooms that share a bathroom.

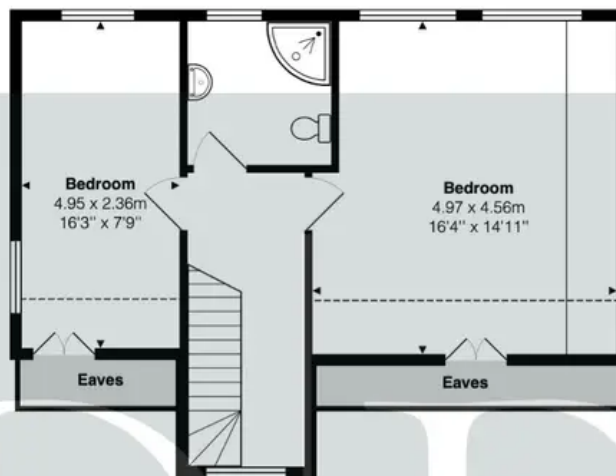
The south-facing garden provides a peaceful outdoor escape, perfect for al-fresco dining and entertaining. The property has potential for further extension, subject to planning permissions.



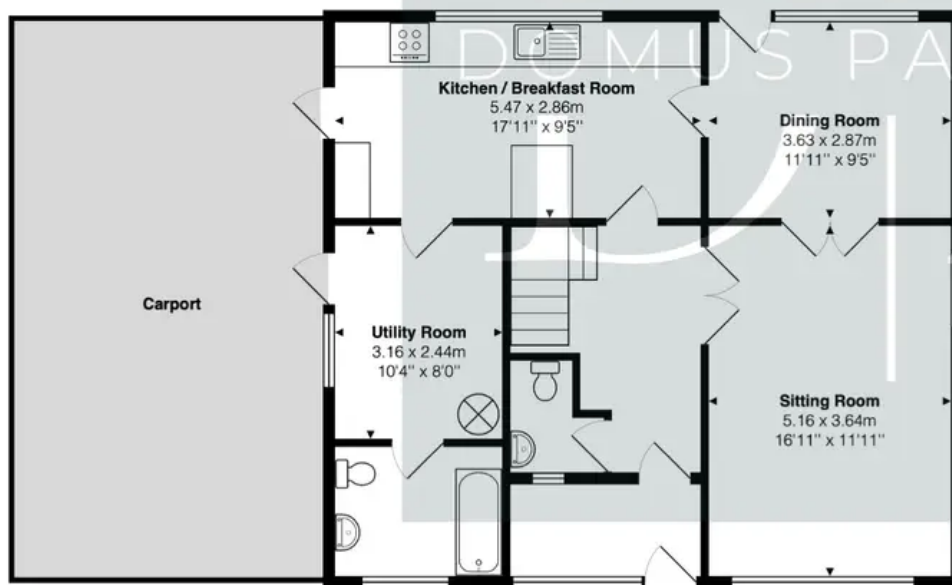
Planning permission was granted in July 2018 for a part two-storey/part single-storey side extension, single-storey side extension, single-storey front extension, and single-storey rear extension, along with an extension of vehicular access.

Outside, there is a patio area for entertaining and dining, a lawned garden enclosed by panel fencing, a carport, and off-street parking for several vehicles.

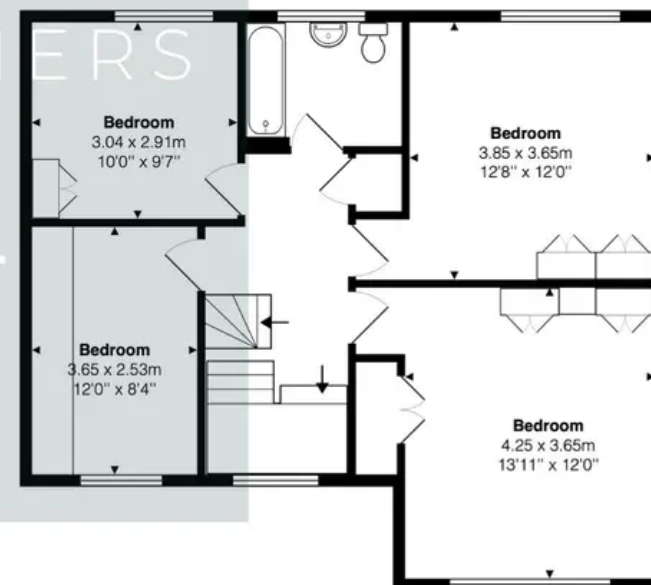
Wattleton Road is a well established residential road occupying a central position within Beaconsfield. The mainline railway station is approximately one mile distant with a regular commuter service to London Marylebone. Beaconsfield New Town offers a wide range of shopping facilities. The property falls within the catchment area for the Butlers Court School and is within half a mile of both the New and Old towns of Beaconsfield.



Approx. Floor Area 508 Sq.Ft. (47 Sq.M)



Approx. Floor Area 809 Sq.Ft. (75 Sq.M)



Approx. Floor Area 725 Sq.Ft. (67 Sq.M)

Wattleton Road, Beaconsfield, Buckinghamshire, HP9 1RY

The approximate total area for the elements of the property represented on the floorplan is 190 SqM (2042 Sq.Ft)

This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.



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