



No chain!!

Immaculately presented Victorian mid terrace property ideally located within equal distance to the old and new town of Beaconsfield with it's vast array of shops and restaurants. The property benefits from being in close proximity to the station with direct links into London Marylebone. This location has the advantage of sitting in catchment of several excellent local primary schools and secondary and grammar schools.

The house is approached via a brick paved driveway, with off street parking available. The property benefits from 2 reception rooms leading to a spacious kitchen at the rear of the house. On entering into the front reception room you are presented with a tastefully decorated living area. There is an original feature fireplace and beautifully restored oak wood flooring running throughout the ground floor.

The second reception room offers ample space for dining table and chairs and leads to the downstairs cloakroom.

The bright and airy kitchen incorporates an impressive six hob ring gas Rangemaster stove and oven surrounded by exposed brickwork feature. There is an integrated dishwasher, washer/dryer, separate fridge and freezer. The kitchen also has a large butler style sink and a built in breakfast bar. There are double French doors which lead to the garden.

The stairs lead up to a split level landing with the principal bedroom at the front of the property and a further large double bedroom to the rear. Both bedrooms come with original feature fireplaces and space for fitted or free standing furniture.

The large family bathroom is a wonderful feature of this property with free standing bath and separate walk in shower. There is again an original feature fireplace surrounded by exposed brickwork wall. There is fitted wall storage and a heated towel rail.

The south facing garden is mainly laid to lawn with side border of mature hedgerow and a storage shed at the bottom. There is the added bonus of a large patio area perfect for outside entertaining.

Freehold

EPC Rating : C

Sat Nat: HP9 1AH

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We recommend you contact us before taking any action with this property so that we can confirm availability and any specific marketing instructions.

For an appointment to view this property, please contact Ashington Page on **01494 680 018**

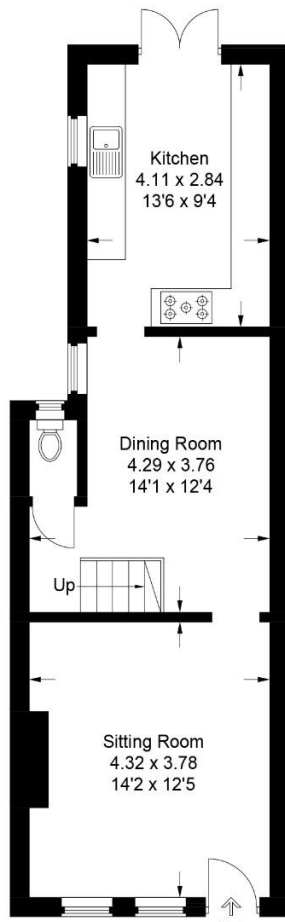
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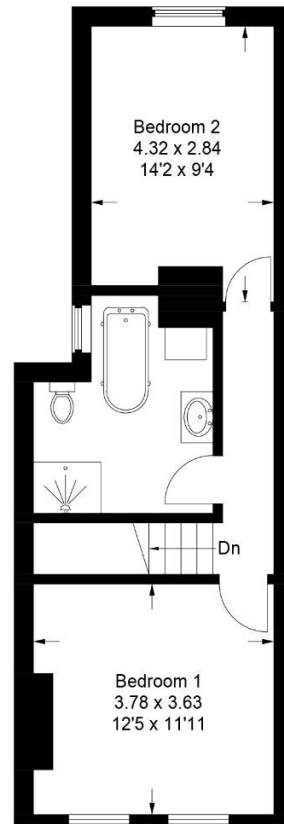
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Approximate Gross Internal Area
Ground Floor = 44.1 sq m / 475 sq ft
First Floor = 41.1 sq m / 442 sq ft
Total = 85.2 sq m / 917 sq ft



Ground Floor



First Floor

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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