



GREGORIES ROAD, BEACONSFIELD

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Set in a prestigious and central location this 3 double bedroom semi-detached property with Garage and parking is being offered with No Onward Chain. This Freehold property for the over 55's is part of the sought-after Dove Court Development within minutes' walk to the shops and mainline train station to London Marylebone.

Property is set behind wrought iron railings and gate with path leading through the front garden, mainly laid to lawn, with flower beds stocked with herbaceous and seasonal plants.

Outer porch providing useful storage opens into the reception hall giving access to the kitchen, dining room, sitting room, downstairs cloakroom, understairs storage cupboard and stairs rise to first floor galleried landing.

The generous sized kitchen with space for table and chairs comprises of a comprehensive range of base units with continuous worktop running over and inset 1 1/2 bowl sink unit with mixer tap over. Beautiful bay window overlooks the front garden. Matching range of eyelevel units. Integrated appliances include a four-ring gas hob with ventilation system over, oven, microwave oven, dishwasher, and fridge freezer. There is space and plumbing for washing machine.

Well portioned sized room dining room offers flexible accommodation. The sitting room with feature gas coal effect fire set in marble surround and hearth has wooden mantle over and built-in storage shelving and cupboards adjacent. French doors open into the conservatory/morning room with views into the rear garden and French doors open onto the patio.





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Stairs rise to spacious 1st floor galleried landing giving access to the three double bedrooms, family bathroom, airing cupboard fitted with wooden slatted shelving and access to loft. The family bathroom comprises a white suite of paneled bath mixer tap and shower attachment, wash hand basin, WC, and chrome ladder effect heated towel rail. The principal suite is a large double bedroom fitted with built in dressing table and drawers, further dressing area fitted with a range of built-in wardrobes and modern ensuite comprising of white suite of WC, wash hand basin inset into vanity unit and large walk-in shower cubicle.

Two further double bedrooms with fitted built in wardrobes and the third bedroom has further set on built in chest of drawers.

The charming and private rear garden is mainly laid to lawn with flowers beds well stocked with herbaceous and seasonal plants. Large area of patio, Garden summer house, side access to front of the property and access to the garage. The garage has power with electric up and over door, ample space for eaves storage and parking in front of garage.

Freehold

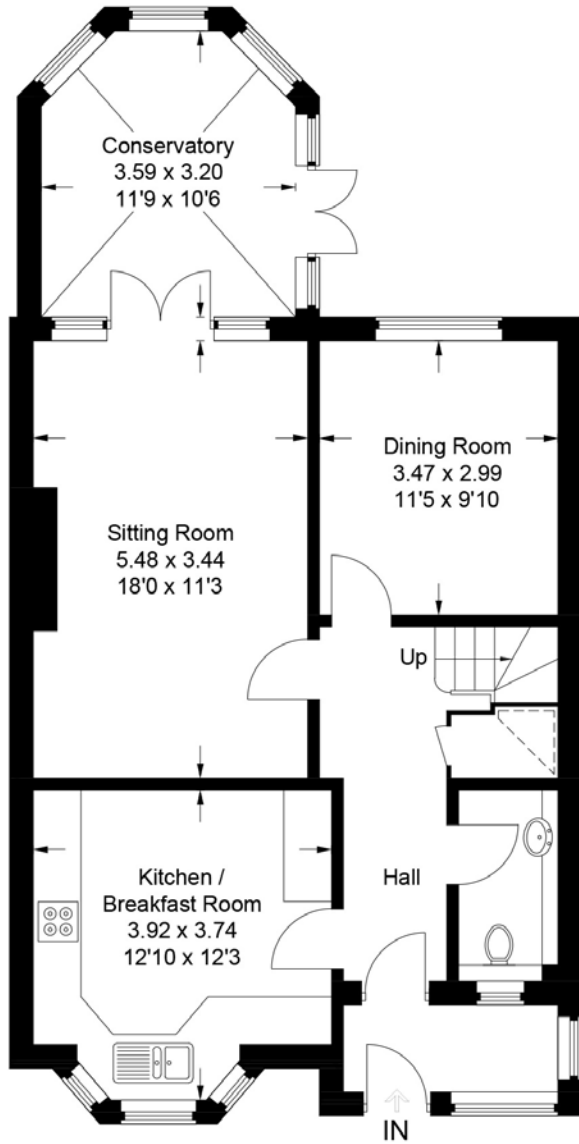
EPC: C

Directions: Sat Nav HP9 1HH


Management Fee applies. TBC

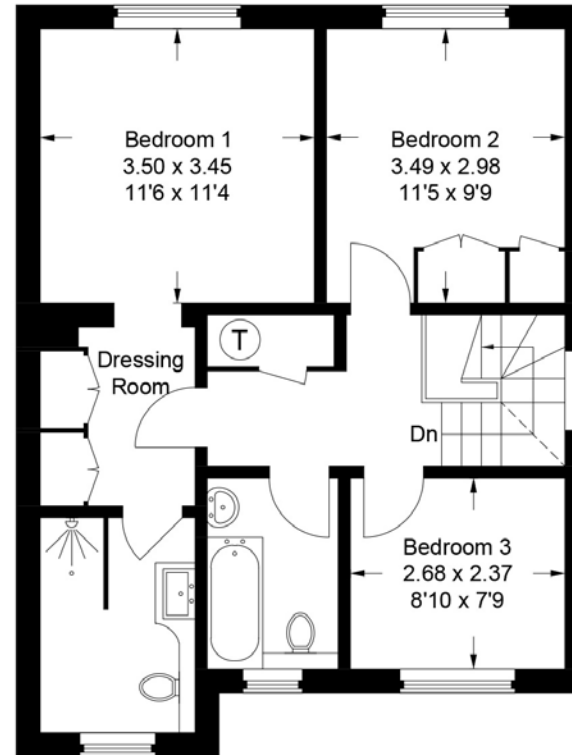


Approximate Gross Internal Area
 Ground Floor = 73.1 sq m / 787 sq ft
 First Floor = 54.7 sq m / 589 sq ft
 Garage = 13.8 sq m / 148 sq ft
 Total = 141.6 sq m / 1,524 sq ft

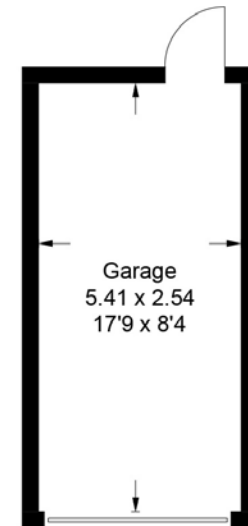


Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor



(Not Shown In Actual Location / Orientation)

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.





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

Email info@ashingtonpage.co.uk

4 Burkes Parade, Beaconsfield, Buckinghamshire, HP9 1NN



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