



## 20 Beech Mews, Davenport Park

£625,000 Freehold

ONE OF A KIND FOUR/FIVE BEDROOM HOME • CORNER PLOT WITH SOUTH-WEST FACING GARDENS • ARRANGED OVER THREE FLOORS • QUIET CUL-DE-SAC LOCATION • CLOSE TO DAVENPORT TRAIN STATION AND THE A6 • IMMACULATE THROUGHOUT • EV CHARGER • SUMMER HOUSE • NO ONWARD CHAIN



Positioned on a commanding corner plot on the corners of Devonshire Park Road and Clifton Park Road on the edge of the highly sought-after Davenport Park Conservation Area. Benefitting from an area of period grandeur, Beech Mews offers a contemporary twist, built in the 1970's and extended in the early noughties, the property boasts well-proportioned and generous room sizes, open-plan kitchen, en-suite bathroom and four/five bedrooms. Offered for sale with no onward chain, this large and versatile family home could be yours soon.

Council Tax band: C

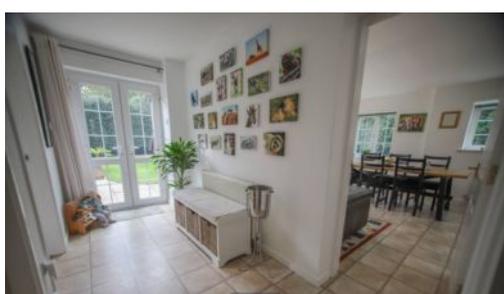
Tenure: Freehold

EPC Energy Efficiency Rating: C

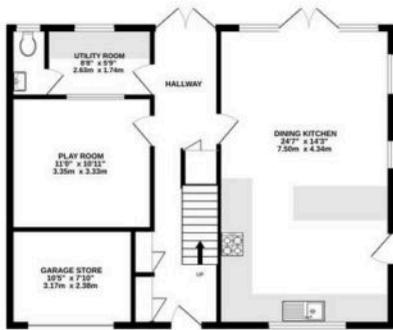
EPC Environmental Impact Rating: D



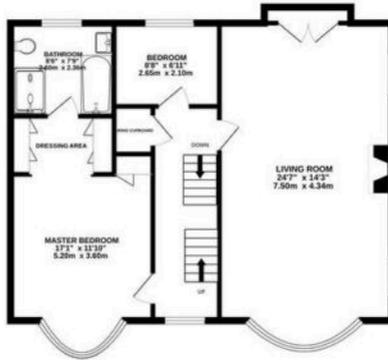
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GROUND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



2ND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 2352 sq.ft. (218.5 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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Number 20 Beech Mews sits at the top of the private road, benefitting from the beautiful surrounding of mature trees. The current owners have lived in the property since 2002 and extended it in 2004 to nearly double the square footage. Their family have grown with the house, and the versatile layout over the three floors has served them superbly well, with rooms changing use to meet their changing needs. As you enter the property your eye is drawn through the house down the hallway to patio doors accessing the rear garden. The ground floor offers a large triple-aspect dining kitchen with windows to three sides and more patio doors leading out to the rear garden, as well as a handy utility room, WC and a reception room currently being used as a home office/snug.

The first floor is home to the living room, affectionately known as the 'treehouse', suitably named as the room sits with windows to three sides in the treetops of the surrounding trees with double doors leading out to a Juliette balcony overlooking the beautiful south-facing rear garden. The master bedroom and bedroom five/study, also sit on the first floor, the master with a dressing area boasting fitted wardrobes, and a large en-suite with four piece suite including shower, bath, WC and wash hand basin, and bedroom 5 currently utilised as a home office.

To the second floor there are two further double bedrooms, and a fourth single, alongside a modern shower room. Large eaves storage is accessed off the landing space and extends over the living room below, allowing superb and easy to access storage options.

*PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.*





