



Gregories Road, Beaconsfield



*Ashington Page*



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## 88 Gregories Road, Beaconsfield

Perfect family home that ticks so many boxes! With approx 4500 square feet (incl garage) you get 6 Bedrooms, 6 Bathroom/Shower Rooms, 4 Reception Rooms plus a second floor Gym.

All in a generous level plot of about 0.34 acres, the rear garden is about 140 feet in depth and has a covered outdoor kitchen for better weather entertaining.

The town centre is just under a mile away for those that like to walk in for a coffee, do some light shopping or catch the train to London Marylebone.

The entrance hall leads to the cloakroom, Sitting Room, Family Room and the Study which has a heated laundry room which could be converted into an en suite shower room if a downstairs bedroom suite was ever needed.

The Kitchen/Breakfast Room is the heart of the house and gives access to the Dining Room and to the Family Room. The utility room leads to the double garage and to the rear garden.





The bedrooms and bathrooms are found on the next two floors with the Principal Suite of Bedroom, Dressing Room and spacious full en suite being on the first floor as are two further suites and Bedroom Four which has a bathroom beside it.

On the second floor there are Bedrooms 5 and 6, both with en suite shower rooms. This is where you will also find the Gym Room.

Outside there are two sets of sliding electrically operated wrought iron gates with lots of parking and a double garage.

The rear garden has a large terrace which leads to the covered kitchen garden and the large expanse of lawn with a summer house and garden shed.

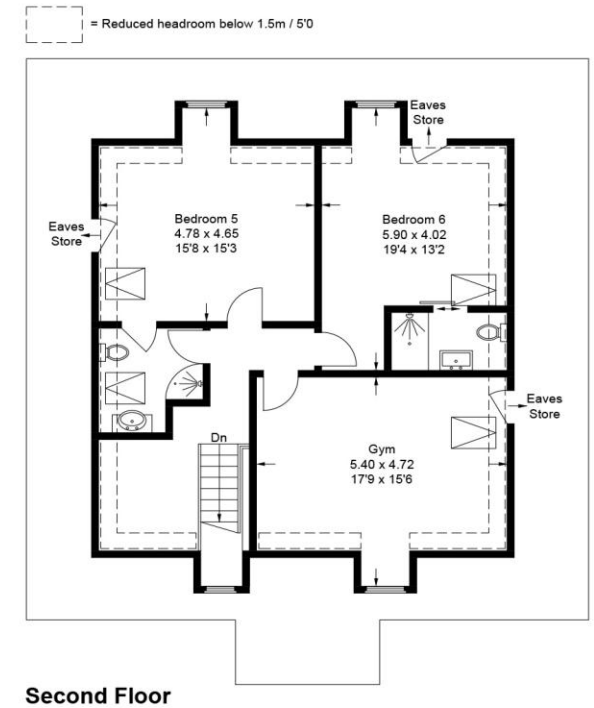
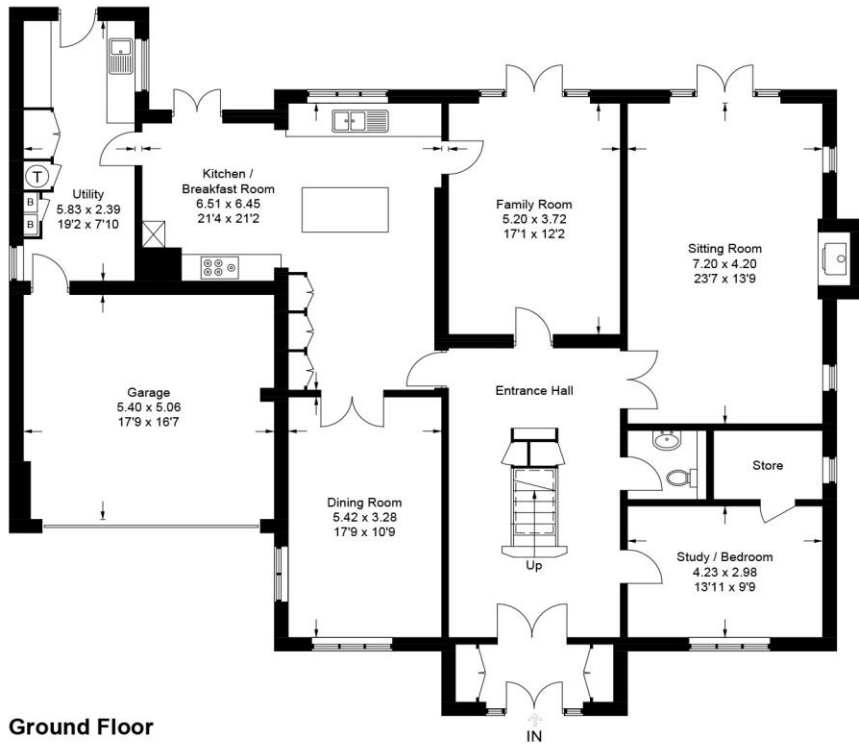
Tenure: Freehold

Council Tax Band: H

EPC: B



Approximate Gross Internal Area  
 Ground Floor = 201.1 sq m / 2,165 sq ft  
 First Floor = 137.2 sq m / 1,477 sq ft  
 Second Floor = 83.4 sq m / 898 sq ft  
 Total = 421.7 sq m / 4,540 sq ft  
 (Including Garage / Excluding Void)



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](mailto:info@ashingtonpage.co.uk)



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