



Wattleton Road, Beaconsfield



*Ashington Page*



**A substantial five-bedroom detached family home in a highly sought-after Beaconsfield location, within walking distance of the charming Old Town, excellent schools, leisure facilities and beautiful countryside walks.**

Occupying an attractive position with a delightful front garden and driveway parking for three vehicles, this spacious family home offers versatile accommodation extending throughout the ground and first floors, together with a double garage and a beautifully enclosed rear garden.

The front door opens into a welcoming entrance vestibule, leading through to the reception hall. To the left is a well-proportioned family room featuring built-in storage, while to the right a superb double-aspect sitting room enjoys an abundance of natural light from large windows and benefits from a gas fireplace with an attractive brick surround. Double doors open through to the spacious dining room, which in turn features sliding doors leading onto the garden, creating an ideal space for both family living and entertaining.

Adjacent to the sitting room is a bright and airy conservatory, offering a wonderful additional reception area with sliding doors opening directly onto the rear terrace and garden.

The kitchen/breakfast room overlooks the rear garden and is fitted with a comprehensive range of cupboards and work surfaces, incorporating a stainless steel sink, induction hob and double oven. A door leads to a rear lobby with access to the outside. The generous utility room provides further practical space and leads through to a cloakroom.

The double garage benefits from an electric up-and-over door and houses the Worcester gas-fired boiler.





Stairs rise to the first-floor landing, which provides access to the loft. The principal bedroom enjoys views over the rear garden, features built-in storage and benefits from an en suite shower room. There are four further double bedrooms, all well-proportioned, together with a family bathroom.

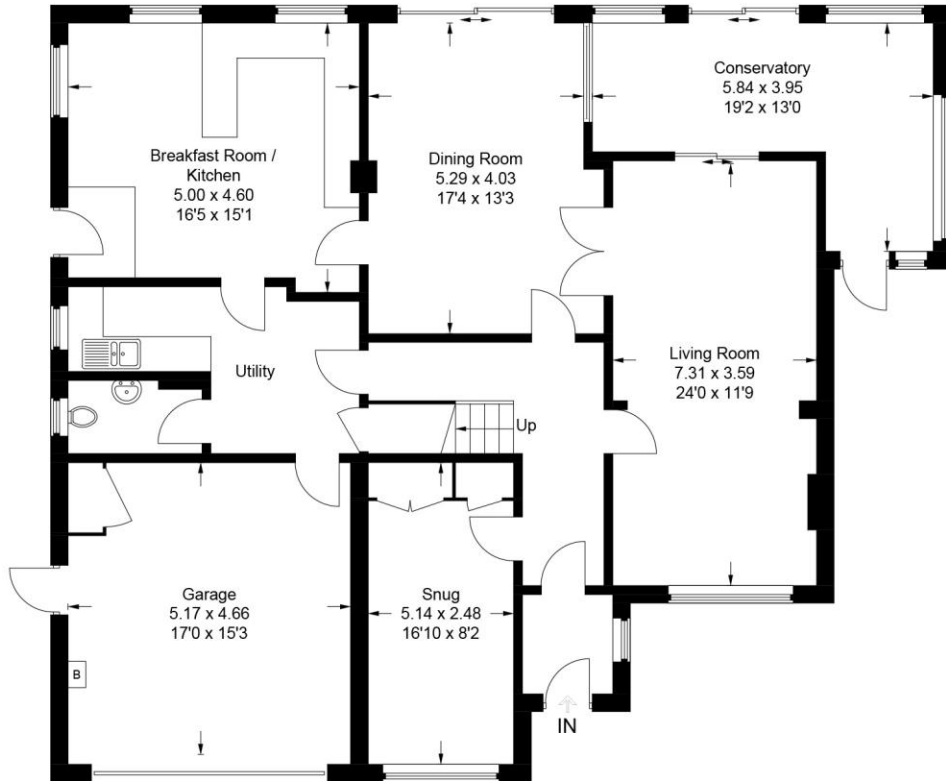
Outside, the rear garden is a particular feature of the property. An extensive patio terrace provides the perfect setting for outdoor dining and entertaining. The pergola is enhanced with mature apple trees that have been trained to grow over it creating a beautiful focal point. The garden is fully enclosed, offering a high degree of privacy, and includes a garden shed, side gated access and mature trees along the rear boundary.

### **Location**

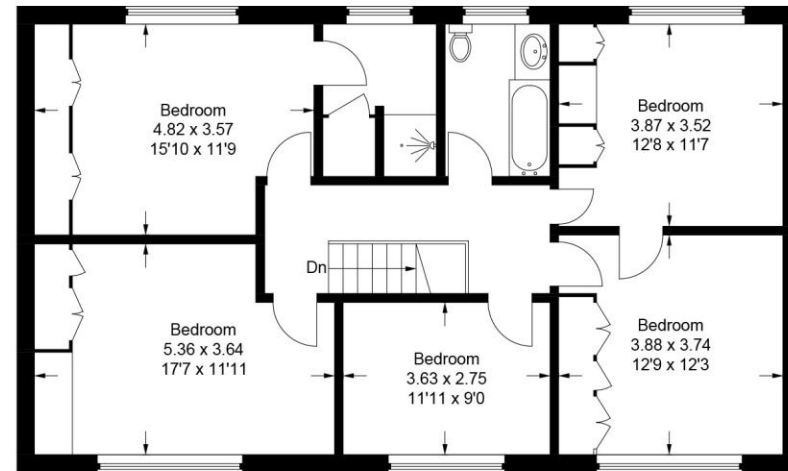
Wattleton Road is one of Beaconsfield's desirable residential addresses, ideally positioned within walking distance of the historic Old Town with its excellent selection of restaurants, cafés, pubs and boutique shops. The property is also conveniently located for highly regarded state and independent schools, leisure facilities, Beaconsfield railway station and a network of picturesque countryside walks.



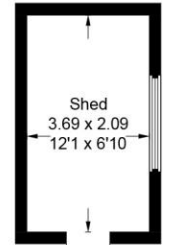
Approximate Gross Internal Area  
 Ground Floor = 158.8 sq m / 1,709 sq ft  
 First Floor = 94.4 sq m / 1,016 sq ft  
 Shed = 7.8 sq m / 84 sq ft  
 Total = 261 sq m / 2,809 sq ft



**Ground Floor**



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



*Should you decide to use one of our recommended mortgage advisors, you should know that we would normally receive a referral fee on completion of a transaction. An average referral fee is typically £325*

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