



JASON SIMMONS **exp**™ UK

POWERED BY

@ [jason.simmons@exp.uk.com](mailto:jason.simmons@exp.uk.com)

🌐 [jasonsimmons.exp.uk.com](http://jasonsimmons.exp.uk.com)

📞 01477 500 303

## 12 Beechfields,

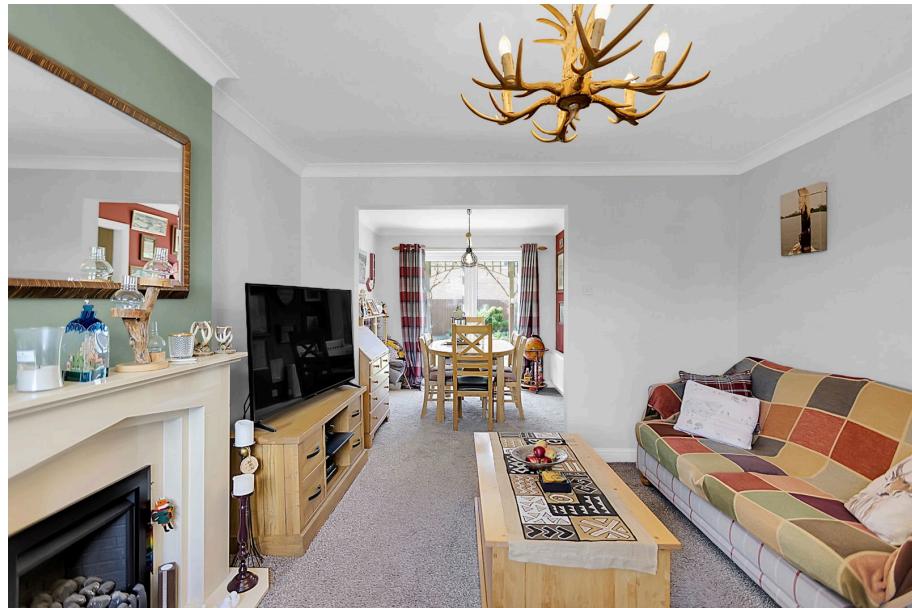
£325,000

4 2 2

- Four bedroom detached home
- Well presented breakfast kitchen
- Family bathroom
- Make Beechfields Your Next Chapter
- Prime Location
- Two separate receptions rooms
- Master bedroom with En-suite
- Driveway parking & Garage
- Well-Designed Interior
- Quote Ref: JS0070



Quote Ref: JS0070. On Beechfield, every detail speaks of space, ease, and possibility. Tucked into a peaceful cul-de-sac, this four-bedroom home gives you room to breathe, from the generous plot with space for a caravan or extension, to the bright, flexible rooms inside that work for family life, home working, or hosting guests. Mornings feel calmer with two bathrooms and well-sized bedrooms for everyone, while the conservatory-style flow from kitchen to garden makes summer living a joy. A driveway for three cars and a garage means there's no compromise on practicality. With Wharton CofE Primary just half a mile away and Winsford station a short walk, this is a home where family life and convenience come together, ready to be shaped into your next chapter.





[Find an energy certificate \(i\)](#) English | [Cymraeg](#)

## Energy performance certificate (EPC)

12 Beechfields WINDSOR SL4 3HL	Energy rating	C	Valid until:	31 March 2016
	Certificate number:			2161-1709-4215-9998-4431

Property type Detached house

Total floor area 105 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-letting-energy-efficiency-regulations-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.

Registered company number is 12016573. VAT Registration Number is 327 4120 29