

The **Frost** Partnership

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37 Butlers Court Road, Beaconsfield, Buckinghamshire, HP9 1SQ

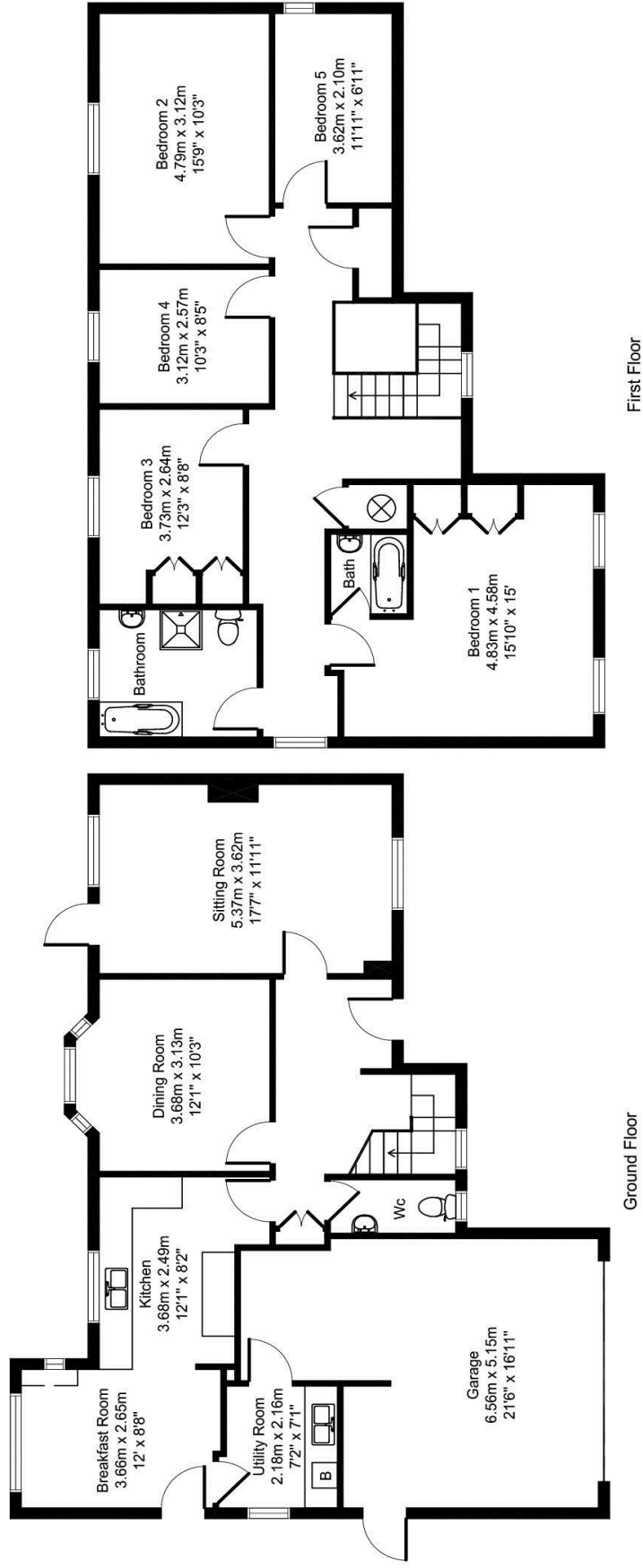
Guide Price £1,075,000 Freehold



- Backing on to woodland
- 5 bedrooms/2 bathrooms
- Level rear garden
- Further space to extend STPP
- Walking distance to local schools
- Double glazed windows

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Total approx. floor area 2131 sq.ft. / 198 sq.m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

This detached family home has been extended to provide five bedrooms and two bathrooms enjoying a level garden which backs on to woodland. The property has been well maintained with modern double glazed windows and still has further potential to increase the size of the property subject to planning permission. Entrance hall, cloakroom, living room, dining room, kitchen/breakfast room, utility room, master bedroom with en suite bathroom, four further bedrooms, family bathroom. Double garage, level gardens, gas heating.

Beaconsfield New Town offers an excellent range of shops for day to day needs, including Waitrose, Marks and Spencer Food Hall and Sainsbury's supermarkets, a library, and the British Rail mainline station serving London Marylebone in about 30 minutes. Beaconsfield Old Town has a generous choice of restaurants and pubs, a busy market on Tuesday, monthly farmers' market and numerous retail outlets. Junction 2 of the M40 is a short drive away giving access to the M25, London, Oxford and Birmingham.

ENTRANCE HALL

With radiator, under stairs storage cupboard, double coats cupboard.

CLOAKROOM

With low level WC, wash hand basin, radiator, tiled walls.

LIVING ROOM

Double aspect to front and rear, wood burning stove.

DINING ROOM

With shallow bay window with views over garden, radiator.

KITCHEN/BREAKFAST ROOM

With oak fronted units, one and a half bowl stainless steel sink unit, space for cooker with stainless steel extractor fan over, space for tall fridge/freezer, square opening to breakfast room with tiled floor and radiator, separate door to side and windows overlooking the rear garden.

UTILITY ROOM

With tiled floor, with dark wood cupboards below, plumbing for washing machine, floor mounted gas fired boiler, separate door to garage.

FIRST FLOOR

With landing with radiator, access to loft space, airing cupboard with hot water cylinder, and further storage cupboard.

MASTER BEDROOM

With two radiators, two wardrobe cupboards, views to front.

EN SUITE BATHROOM

Fitted with bath, pedestal wash hand basin, radiator.

BEDROOM TWO

With radiator, wardrobe cupboard, views over rear garden.

BEDROOM THREE

With radiator, double wardrobe cupboard, desk unit to one side, view over the rear garden.

BEDROOM FOUR

With radiator, views over rear garden.

BEDROOM FIVE

With radiator, window to side.

FAMILY BATHROOM

With bath, pedestal wash hand basin, low level WC, shower cubicle, tiled walls, ladder radiator, extractor fan.

OUTSIDE

To the front of the property there is paved hard standing for numerous cars and a level area of lawn. To the rear of the property there is a wide paved terrace, steps leading to a level area of lawn bounded by mature hedging, summer house. The garden has the benefit of backing on to woodland at the rear giving access to footpath in to Beaconsfield.

GARAGE

With up and over door, shelving, light and power.

DIRECTIONS

From the offices of The Frost Partnership in Beaconsfield proceed away from the railway bridge and over the mini roundabouts into Station Road. Continue for about half a mile and turn right just before entering the Old Town into Wattleton Road. Continue along Wattleton Road for just under half a mile and turn right into Butlers Court Road and the property will be located on the right hand side.

AGENTS NOTE

Energy Efficiency Rating – D. Please contact us for a full copy of the Energy Performance Certificate (EPC).



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.