



8 Disraeli Park, Beaconsfield - HP9 2QE

In Excess of £2,850,000

 **TIM RUSS**
& Company



8 Disraeli Park

Beaconsfield

- Over 5,400 sq ft of beautifully modernised accommodation
- Tucked-away private setting
- Short distance to Beaconsfield New Town and station
- Large open-plan kitchen, dining and family room
- South-facing rear garden
- Gated driveway and garage
- Self-contained annexe with kitchen and bathroom
- Separate studio/home office above the garage
- Five/Six bedrooms, including principal suite with dressing room
- Excellent flexibility for family life, guests, relatives or working from home

Tucked away in one of Beaconsfield's most convenient private settings, this substantial detached family home offers 5,400 sq ft of beautifully modernised accommodation, finished to a high specification throughout. The property also benefits from a south-facing garden, gated driveway, self-contained annexe, garage and a separate studio/home office above. It has been thoughtfully extended and refurbished to create a home that works exceptionally well for modern family life. Offering the balance many buyers struggle to find in Beaconsfield: generous living space, privacy, flexible accommodation and genuine convenience for the New Town, station, schools and local amenities.

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The ground floor is arranged around a large open-plan kitchen, dining and family room, which forms the natural heart of the home. This is a bright, sociable space designed for everyday living as much as entertaining, with extensive glazing opening directly onto the rear terrace and garden. The kitchen is fitted with sleek contemporary cabinetry, integrated appliances, a central island and generous dining and seating areas, creating an easy connection between cooking, family time and entertaining.

A separate sitting room provides a more formal and quieter reception space, while the playroom/study adds valuable flexibility for younger children, working from home or a separate snug. The reception hall creates an immediate sense of arrival, with light and space setting the tone from the moment you step inside. On entering, your eye is naturally drawn through the house towards the garden beyond.

The first floor is arranged to provide five bedrooms, including an generous principal suite with dressing room and en suite bathroom. The remaining bedrooms are well positioned around the landing, with further bath/shower rooms and a useful laundry/storage area, making the layout practical for family life and visiting guests.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Approximate Gross Internal Area
 Ground Floor = 273.7 sq m / 2946 sq ft
 (Including Garage & Excluding External Store)
 First Floor = 227.3 sq m / 2447 sq ft (Excluding Void)
 Outbuildings = 8.8 sq m / 95 sq ft
 Total = 509.8 sq m / 5488 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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