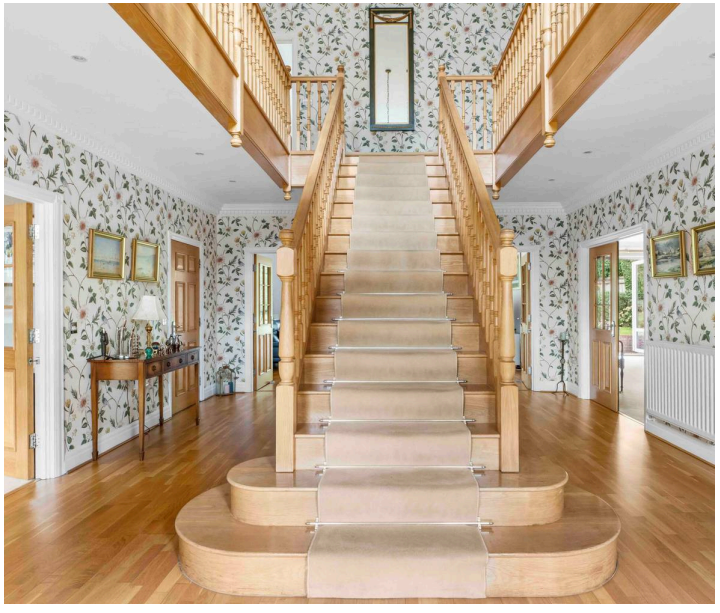


Burleigh House, 23 Furzefield Road, Beaconsfield - HP9 1PG

Guide Price £3,250,000

TIM RUSS & Company







Burleigh House, 23 Furzefield Road

Beaconsfield

- Prestigious Golden Triangle Location
- Imposing Five-Bedroom Detached Residence
- Generous And Private 0.475-Acre Mature Plot
- Approximately 5,702 sq ft Of Accommodation
- Impressive Kitchen/Breakfast/Family Room Overlooking Gardens
- Principal Bedroom Dressing Room & Bathroom
- Gated Driveway With Substantial Triple Garage
- Convenient For Beaconsfield New Town And Station

Set behind electric gates on Furzefield Road, one of Beaconsfield's premier residential roads in the heart of the highly sought-after **Golden Triangle**, this handsome and beautifully proportioned five-bedroom family home occupies an generous plot of approximately **0.475 acre.** With its attractive elevations, substantial frontage and mature setting, the property has considerable kerb appeal. The large paved driveway creates an impressive approach, framed by established planting and providing generous parking alongside the triple garage The house offers approximately 5,058 sq ft of accommodation, with a further 644 sq ft garage, combining impressive scale with well-balanced family living

Burleigh House, 23 Furzefield Road

Beaconsfield

The reception hall immediately sets the tone, with a broad central staircase rising to a galleried first-floor landing. The principal reception rooms include an elegant dining room, private study and generous drawing room with fireplace and doors opening towards the garden. Across the rear, the refitted kitchen/breakfast/family room forms the natural heart of the home. Arranged around a central island, there is ample space for informal dining and relaxed seating, with doors opening directly onto the terrace and gardens. A separate utility room completes the ground floor. The first floor provides four well-proportioned bedrooms, including an impressive principal suite overlooking the garden with dressing room and private bathroom. The second floor offers a particularly spacious fifth bedroom with bathroom and large storage area, equally suited as a guest suite, games room or additional family space. The gardens are a particular feature. A wide paved terrace spans the rear of the house, opening onto an expansive lawn surrounded by mature trees, established borders and substantial hedging, providing an excellent degree of privacy. Further into the garden, a decked seating area and charming thatched shelter provide another attractive place to relax and enjoy the grounds.

Council Tax band: H Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:









Approximate Gross Internal Area
Ground Floor = 189.6 sq m / 2041 sq ft
First Floor = 187.6 sq m / 2019 sq ft
Second Floor = 92.7 sq m / 998 sq ft
Triple Garage = 59.8 sq m / 644 sq ft
Total = 529.7 sq m / 5702 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.

N

Tim Russ and Company

Tim Russ & Co, 6 Burkes Court Burkes Road - HP9 1NZ

01494 681122 • Beaconsfield@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.
Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.
For more information please visit our website.

Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.