



Peacock Close, Beaconsfield, Buckinghamshire

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# A wonderful four bedroom family home in Beaconsfield

This modern home is in a secluded cul-de sac location in the popular town of Beaconsfield. This home is one of five, forming part of a development ideally situated between the Old Town and New Town of Beaconsfield. Conveniently located, within walking distance of amenities, schools and Beaconsfield's train station with direct links into London Marylebone.

Beaconsfield Train Station 1 mile | London Marylebone 26 mins

Beaconsfield Old Town 0.3 miles | M40 J2 3 miles | Gerrards Cross 4 miles

Amersham 5.5 miles | London Heathrow 13.7 miles | Central London 25.7

miles (All distances and times are approximate)



**Guide price:** £900,000

**Tenure:** Freehold

**Service charge:** £1,330 per annum

**Local authority:** Buckinghamshire Council

**Council tax band:** G

Buckinghamshire is renowned for its schooling and still retains the Grammar School system, including the Royal Grammar School, Wycombe High and Beaconsfield High School. Preparatory schools available in Beaconsfield include Davenies for boys and High March for girls.



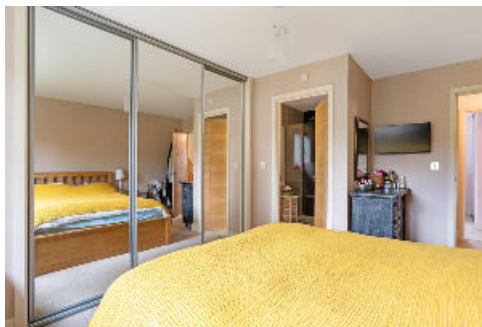
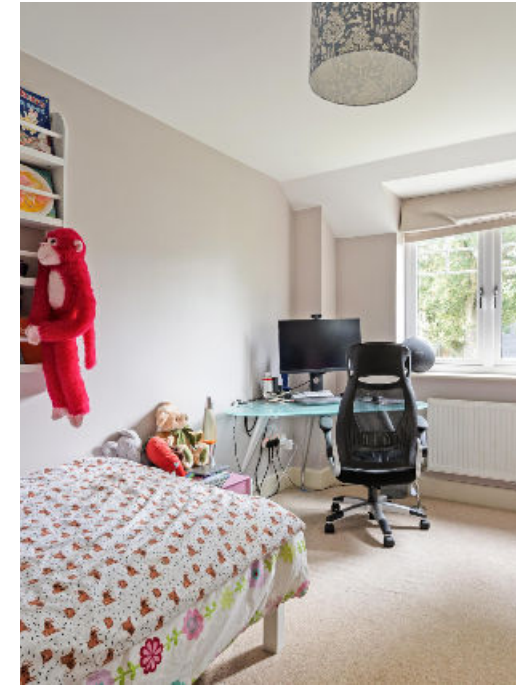


## Peacock Close

Upon entry to this home, there is a spacious hallway with access to the main reception rooms as well as modern downstairs cloakroom. The kitchen/dining room has been fitted with ample storage units and work surfaces. It also features high quality integrated appliances as well as plenty of space for dining too. The main reception room is a standout room in this home, located to the rear of the home with views and access to the garden beyond. The lounge area centres around a feature fireplace, perfect for entertaining or for a cosy night in, and to the left the space is currently set up for formal dining.

To the first and second floors you'll find spacious bedrooms. The principal bedroom benefits from ample fitted wardrobes and an en suite with large, fitted shower unit, and the remaining bedrooms to this floor are serviced by the contemporary family bathroom. Upstairs, there is a large bedroom which could also make for a principal bedroom or guest suite and a second en suite bathroom, complete with storage in the eaves.





Four good size bedrooms over two floors for family and guests.





The garden to the rear is mostly laid to lawn with mature borders and there is a wonderful patio area, ideal for outdoor dining and entertaining.

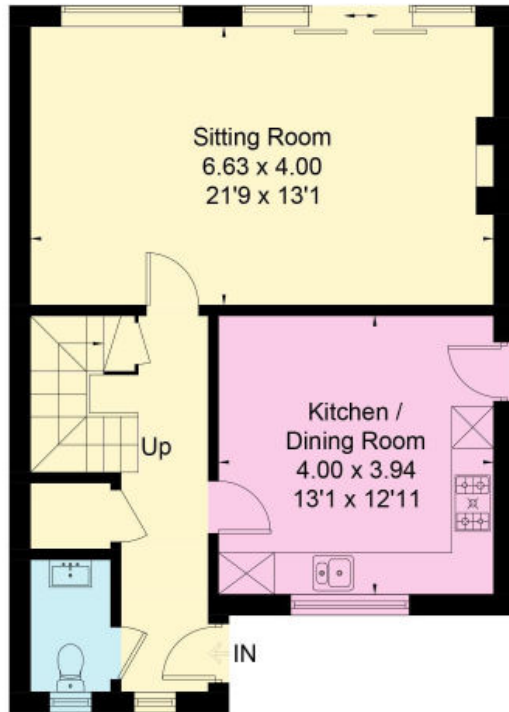
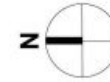
### Outside space

Outside, the property is accessed via a private, shared driveway, with space for two cars on the driveway to the front of the home.

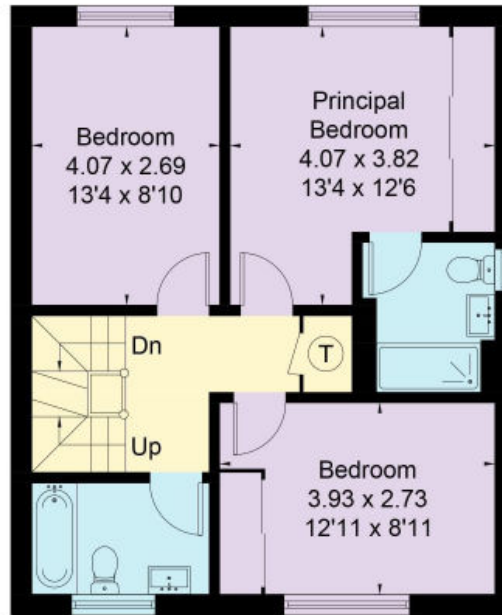


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Ground Floor = 59.1 sq m / 636 sq ft  
 First Floor = 54.2 sq m / 583 sq ft  
 Second Floor = 30.0 sq m / 323 sq ft  
 Total = 143.3 sq m / 1,542 sq ft  
 Including Limited Use Area (6.7 sq m / 72 sq ft)

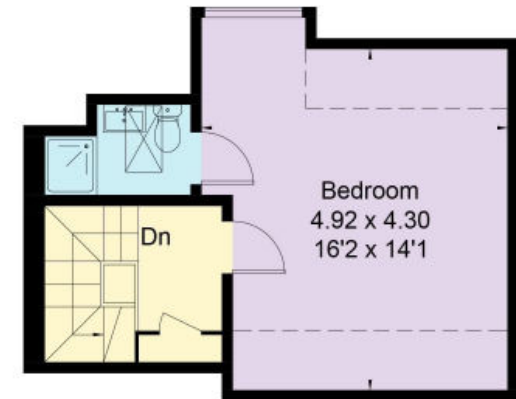


Ground Floor



First Floor

= Reduced head height below 1.5m



Second Floor

Knight Frank  
 Beaconsfield  
 20-24 Gregories Road  
 Beaconsfield  
 HP9 1HQ  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
 Henne Patel  
 01494 689263  
[henne.patel@knightfrank.com](mailto:henne.patel@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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 Particulars dated September 2023. Photographs and videos dated September 2023.  
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