



Lakes Lane, Beaconsfield, Buckinghamshire



Wonderful family home in the heart of **Beaconsfield Old Town**

This lovely family home was built in around the late 1920's and comes to the market having been extended to the ground floor, first floor and into the loft space to provide excellent living accommodation.

Situated in a popular residential road with the amenities of Beaconsfield Old Town right on your doorstep, including boutique shops and a range of restaurants. The New Town is a mile away and offers an excellent range of shops for day to day needs, along with the train station with access into London Marylebone in about 26 minutes.

Gerrards Cross 3.7 miles | M40 J2 0.8 miles | Amersham 6.3 miles
London Heathrow 13.4 miles | Central London 26 miles
(All distances and times are approximate)



Offers in excess of: £1,000,000

Tenure: Freehold

Local authority: Buckinghamshire Council

Council tax band: F

Conveniently located home in a popular residential road, ideal for families with the excellent choice of schooling nearby for all ages, both state and private.





Accommodation

Following the work to extend the house, this now offers five bedrooms and two bathrooms, creating a practical family home.

Arranged over three floors the house measures in the region of 2,048 sq ft. The ground floor accommodation comprises of a welcoming entrance hall with doors to the sitting room, guest toilet, rear reception and kitchen.

As you enter the hallway you have the sitting room with a cosy warm feel. A gorgeous fireplace with surround sits centrally with shelving either side. An angled bay window faces the front aspect.

At the end of the hallway, you have the guest toilet and under stairs storage. A further door leads into the rear reception which is currently used as second TV area. From here you have a door into the utility room. The rear space is open to the kitchen/dining room where double doors lead out onto the rear garden.

Stairs rise from the hallway to the first floor where you have three bedrooms and a family bathroom. The principal bedroom overlooks the rear and benefits from a walk-in closet. A further staircase rises to the second floor where you have two bedrooms and a shower room.







Good sized
bedrooms across
two floors



Outside space

Externally the plot measures 0.1 acres. The front gravel driveway provides ample off-street parking with additional space down the side.

The rear garden is mainly laid to lawn with a patio area. The original garage has now been converted into a useful space and would work well as a home office. The office includes a toilet and small work surface with sink and hot water heater. It further benefits from power, light and double glazed windows with a sliding patio door to the rear.



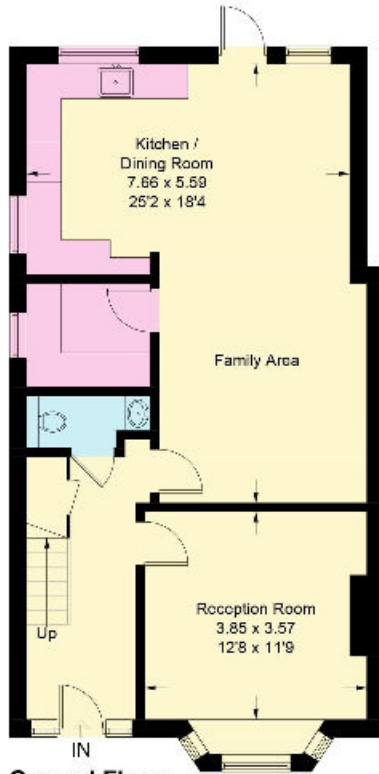
Lakes Lane

Approximate Gross Internal Area = 158.6 sq m / 1707 sq ft
 Outbuilding = 31 sq m / 334 sq ft
 Reduced Headroom = 0.7 sq m / 7 sq ft
 Total = 190.3 sq m / 2048 sq ft

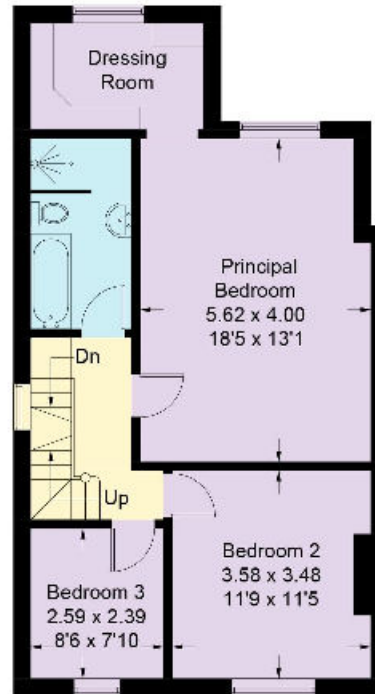


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

= Reduced headroom below 1.5m / 5'0"



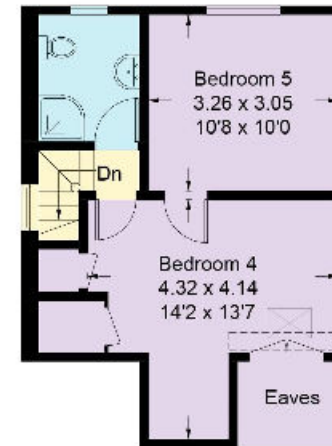
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

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 Beaconsfield
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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 November 2022. Photographs and videos dated November 2022.
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