



Lakes Lane, Beaconsfield, Buckinghamshire

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# Family home located in the picturesque **Old Town**.

This extended family home has been lovingly cared for by the current owners and offers a wonderful place to raise a family. The house already offers four bedrooms and two bathrooms, but there is further scope to add a further second floor subject to the normal planning consents and title checks.

Situated in a sought after 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.



**Offers in excess of:** £1,000,000

**Tenure:** Freehold

**Local authority:** G

**Council tax band:** Buckinghamshire Council





## Lakes Lane

As you head in to Lakes Lane from the Old Town you will find the property a short way down on the left hand side. Heading inside you are greeted by an inviting entrance hallway with doors leading to the main living room which spans the full depth of the original house, a guest WC, utility room and kitchen/dining room which has now been located in the full width rear extension. This kitchen will arguably be the hub of the house. You will easily see yourself socialising at the breakfast bar whilst enjoying its lovely views over the rear garden.

A staircase rises to the second floor where you have four bedrooms with the principal bedroom benefiting from an en suite shower room. Lastly a family bathroom completes this floor.



M40 J2 0.9 miles  
Gerrards Cross 3.8 miles  
Amersham 6.4 miles  
Central London 25.7 miles  
(All distances and times are approximate)





Local schooling is highly regarded making this a popular choice for families

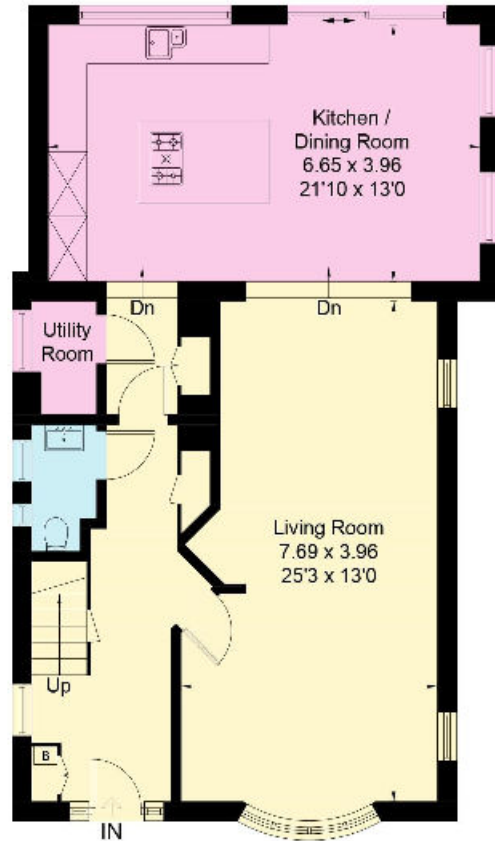


## Outside space

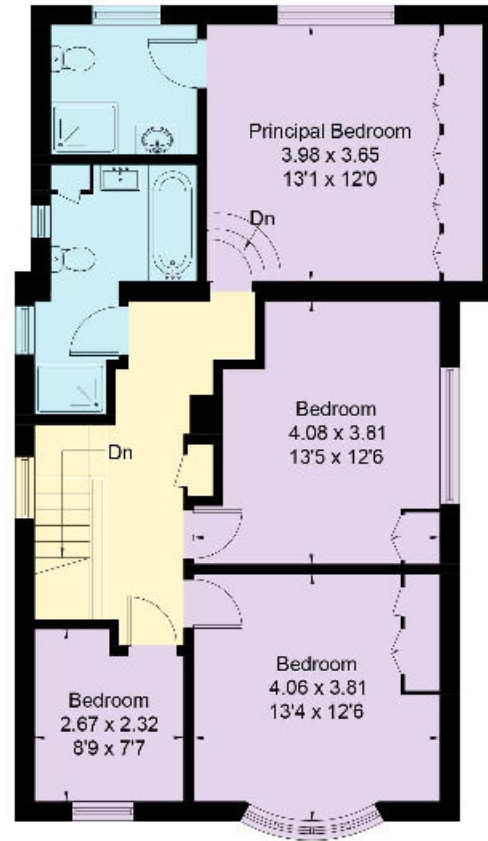
Externally the front provides off street parking for a couple of family cars whilst the rear garden is mainly laid lawn with shrub borders and a timber summer house. A patio can be found just off the kitchen, ideal for those summer day/evenings entertaining.



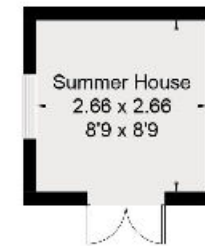
Ground Floor = 76.9 sq m / 828 sq ft  
 First Floor = 76.6 sq m / 824 sq ft  
 Summer House = 7.0 sq m / 75 sq ft  
 Total = 160.5 sq m / 1,727 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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.

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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 September 2023. Photographs and videos dated September 2023.  
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