

Lakes Lane, Beaconsfield



Contemporary family home in the heart of Beaconsfield's Old Town

This wonderful 1930s semi-detached home offers a brilliant prospect for modern family life, having been expertly extended and designed it now offers approximately 1,632 square feet of living accommodation and is set over three floors.

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.

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)



Guide price: £1,150,000 Freehold

Local authority: Buckinghamshire County Council

Council tax band: F





Accommodation

Upon entering this property you are greeted by a warm entrance hallway with access to the main reception spaces and guest WC. The contemporary living space, fitted with bespoke units for additional storage and the TV unit with shelving leads to a beautifully fitted dining area, which then wraps around into an open plan kitchen/dining space. With a feeling of light and space, this kitchen/dining area creates a lovely environment to bring the family together and is truly the heart of this home. With the addition of sky lights and bi-fold doors this space is flooded with light and offers an ideal flow straight into the garden, which is easterly facing and enjoys the morning sun which streams into the kitchen as a welcoming sight.

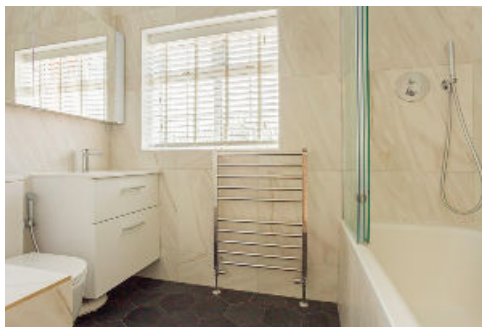
In addition to this back portion of the house, there is a separate reception room to the front of the property creating a cosy 'grown up' space or playroom/home office. The downstairs is complete with a useful utility room off the kitchen which has access from the hallway as well, an ideal space to deal with muddy boots or pets.

To the first floor, there are three bedrooms and a contemporary family bathroom, all of which are fitted with storage and tastefully decorated.

The second floor is the converted loft space, completed in 2021, this floor hosts a wonderful principal bedroom complete with fitted wardrobes and a luxury en suite shower room along with eaves storage. Working from home is also well catered for as this floor is complete with a home office.







Stylish decor
throughout with a
pop of colour to
create a welcoming
family home

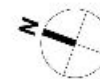


Outside space

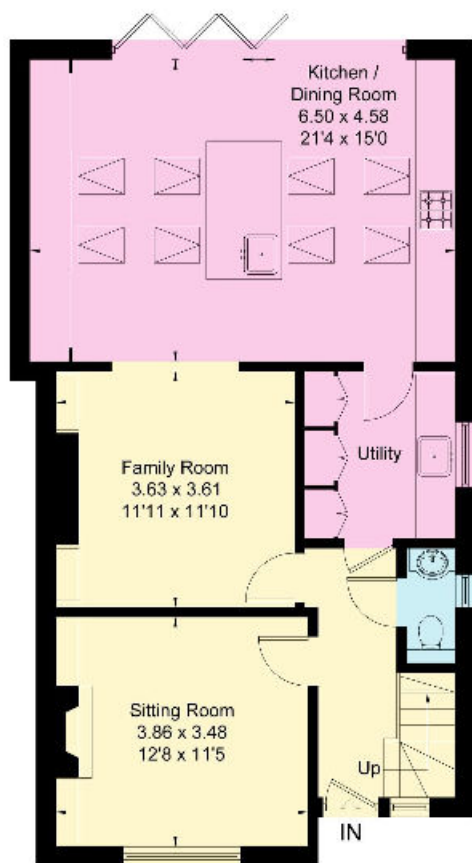
Outside, this property is complemented by a private, sunny garden which is mainly laid to lawn with mature shrubs and plants bordering. This is accessed directly from the open plan room to the rear of the house as well as side access via a gate. The patio offers a perfect setting for al fresco dining and a fabulous seating area to also enjoy the evening sun. The front of the property is nicely secluded behind hedging which creates added privacy and a lovely setting, and has space to park multiple cars.



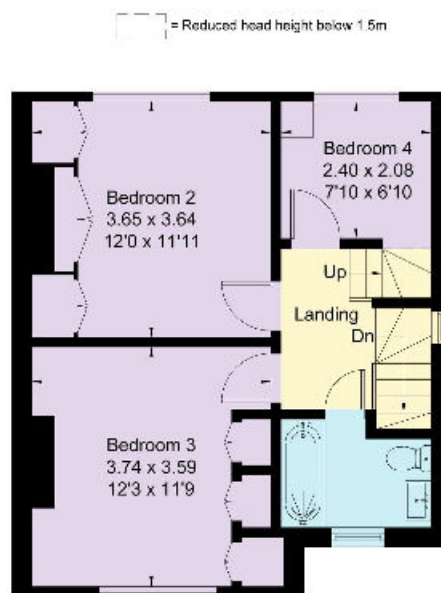
Ground Floor = 73.9 sq m / 795 sq ft
 First Floor = 43.1 sq m / 464 sq ft
 Second Floor = 34.7 sq m / 373 sq ft
 Total = 151.7 sq m / 1,632 sq ft
 Including Limited Use Area (3.5 sq m / 38 sq ft)



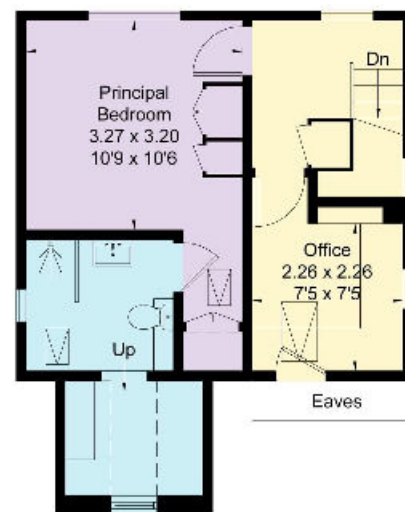
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor

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 Beaconsfield
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We would be delighted to tell you more

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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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