



27 SHEPHERDS CLOSE, BEACONSFIELD, BUCKS, HP9 2EA

Winkworth



**27 SHEPHERDS CLOSE, BEACONSFIELD,
BUCKS, HP9 2EA**

**A BEAUTIFULLY APPOINTED FIRST-FLOOR
(TOP FLOOR) APARTMENT WITH SOUTH
FACING BALCONY AND TWO PARKING SPACES,
SET IN A PEACEFUL YET CENTRAL
BEACONSFIELD OLD TOWN LOCATION**

- First (top) floor apartment
- 2 bedrooms
- Shower room
- Own front door
- South-facing balcony and communal gardens
- 2 parking spaces
- 0.2 mile to the centre of Beaconsfield Old Town
- Loft storage
- Lockable ground floor storage room
- EPC C / Council Tax Band C

Inside, the wooden floored entrance hallway provides a welcoming first impression and benefits from access to a spacious, boarded loft area. The 14'11 ft light-filled living room features a gas effect fireplace along with built-in storage units and a door out onto a south-facing balcony with communal garden views. Adjacent, the kitchen is fitted with a stylish range of wall and base Shaker style units complemented by a wooden worktop, integrated appliances and space for a washing machine and fridge freezer.

The master bedroom features handy built-in storage cupboards and a large picture window overlooking the balcony and communal gardens. Each of the two bedrooms are served by a modern shower room.

£365,000 LEASEHOLD

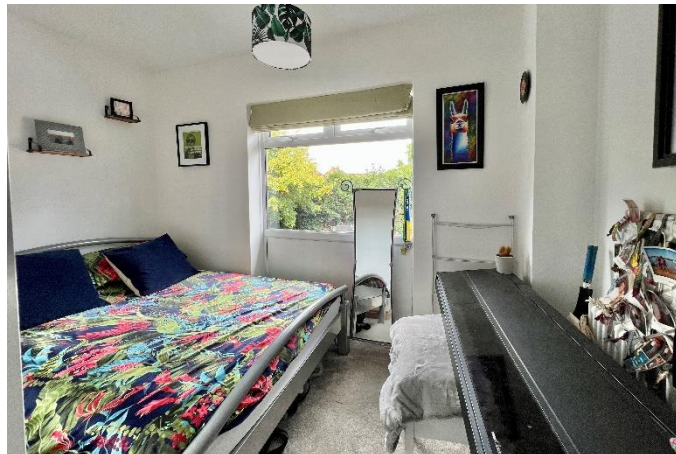


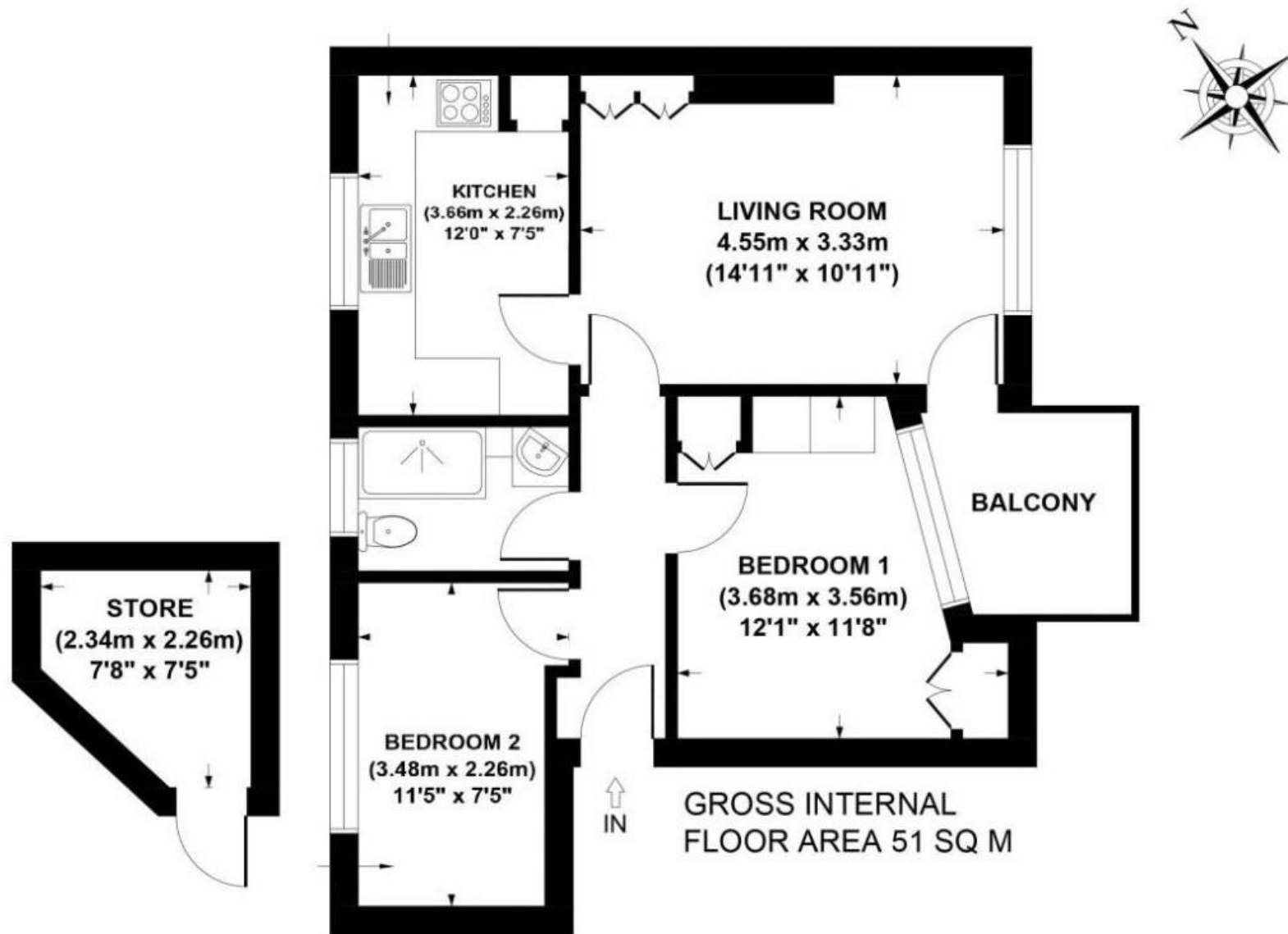
BEACONSFIELD OFFICE +44 (0) 1494 677978
beaconsfield@winkworth.co.uk

The property includes two parking spaces and is nestled peacefully within communal gardens for all residents to enjoy. On ground floor level, there is also a lockable storage room, useful for additional items.

Shepherds Close, just off Shepherds Lane is well placed 0.2 miles walk from the popular range of shops and restaurants in Beaconsfield Old Town. It is also within easy reach of Beaconsfield New Town's high street retail outlets, supermarkets and the mainline station to London Marylebone. The M40 meanwhile is just over 1 mile away providing fast access to the M25, London and Oxford.

The property is in the catchment area for the ever-popular Butlers Court primary school and The Beaconsfield Schools approximately ½ mile away (walking distance). The selective grammar school system with schools both in Beaconsfield and nearby High Wycombe are also well regarded.





APPROX. GROSS INTERNAL FLOOR AREA 546 SQ FT
FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Beaconsfield Office

46 London End, Beaconsfield, HP9 2JH
+44(0) 1494 677978 | beaconsfield@winkworth.co.uk

Country House Department

1 Lumley Street, London, W1K 6TT
+44(0) 20 7871 0589 | countryhouse@winkworth.co.uk

Winkworth.co.uk/estate-agents/beaconsfield

Under the Property Misdescriptions Act 1991, these particulars are a guide and act as information only. All the details are given in good faith and are believed to be correct at the time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

Winkworth