



18 BURNHAM AVENUE, BEACONSFIELD, BUCKINGHAMSHIRE, HP9 2JA

Winkworth

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**A WONDERFUL DETACHED FAMILY HOME
WITH GARAGE, SET IN SECLUDED GARDENS OF
APPROXIMATELY 0.3 ACRE AND THE
POTENTIAL TO EXTEND (STPP)**

- Secluded yet central location
- Three/four bedrooms and two bathrooms
- Two reception rooms and 22ft kitchen/breakfast room
- Private garden with countryside views
- EPC rating D / Council Tax band G

Nestled at the end of the private road in Beaconsfield Old Town, this three/four-bedroom home, set on a plot of approximately 0.3 acre, is ideal for those seeking both privacy and easy access to Beaconsfield Old Town and its local amenities. The property is neutrally decorated and while it would benefit from some updating, this house has huge potential to make a wonderful family home.

Inside, the property comprises a spacious hallway leading to the principal reception rooms. To the right, the light, triple-aspect sitting room boasts feature fireplace, with direct access and views over the garden. To the rear, the dining room features built-in cupboards and shelving, and provides further access out to the garden. The 22ft L-shaped kitchen/breakfast room is fitted with a comprehensive range of wall and base units and space to accommodate a breakfast table and chairs. Lastly, there is a downstairs WC, pantry and utility room with sink and side access to the property which complete the ground floor.

Upstairs, a bright landing leads to four bedrooms (one with concertina wall) along with a family bathroom. All include fitted wardrobes, with the principal bedroom also benefitting from a large en-suite.

£1,295,000 Freehold



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The property is approached via a five-bar gate onto a tarmac driveway with parking for several cars and access to the garage. The garden wraps around three sides of the property and is mainly laid to lawn with lovely countryside views, while hedging, mature trees and border shrubs add to the feeling of seclusion and privacy. A patio is accessed from the sitting room providing the ideal spot for al fresco dining. **Agents Notes:** The property shall be used as a single dwelling house only and any external alterations, extensions, improvements, demolition or rebuild shall be subject to prior approval of the vendor.

Burnham Avenue is located off London Road in Beaconsfield Old Town close to its fine pubs, restaurants, and local amenities. Beaconsfield train station located in Beaconsfield New Town provides fast direct access into London (Marylebone). The M40 meanwhile, is within striking distance less than a mile away providing fast access to the M25, London and Oxford.

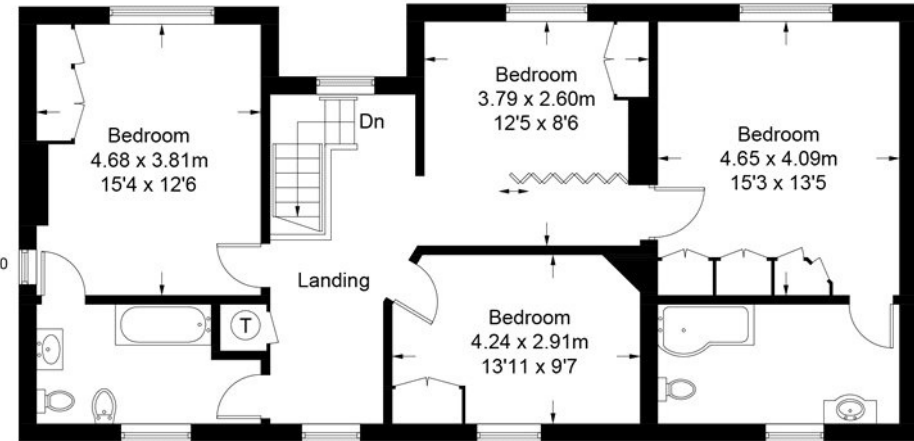
The property is in catchment for the ever-popular Butlers Court School and is well served with independent schools in Beaconsfield New Town including Davenies School (Boys Prep) and High March School (Girls Prep). The selective grammar school system, with schools both in Beaconsfield and nearby High Wycombe are both highly regarded.





Approximate Gross Internal Area
 Ground Floor = 112.2 sq m / 1208 sq ft
 First Floor = 98.4 sq m / 1059 sq ft
 Garage = 13.2 sq m / 142 sq ft
 Total = 223.8 sq m / 2409 sq ft

CH 2.37 = Ceiling Height
 [Dashed box] = Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor

Floor Plan produced for Winkworth ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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