



Detached Family House situated in a popular residential location on the outskirts of Beaconsfield approximately 1 mile from the town centre

- Entrance Hall • Main Reception Room • Dining Room • Family Room • Kitchen/Breakfast Room • Conservatory • Study/Computer Room • Cloakroom • Master Bedroom with Ensuite Shower Room • Three Further Bedrooms • Family Bathroom • Parking • Garden •

6 Holtspur Top Lane

The accommodation is as shown on the plan and is presented in good decorative order. The Entrance Hall with wood flooring gives access to the Family Room with attractive gas coal fire and fireplace, bay window, inset ceiling lighting and wood flooring. Cloakroom with modern suite, tiled floor and walls. Main Reception Room is of excellent size with attractive fireplace, imitation wood burner, fitted lighting and wide window to the front. Glazed doors gives access to the Dining Room which in turn leads to the large interesting Conservatory with the patio and garden beyond. Study/Computer Room. Kitchen/Breakfast Room with tiled floor, comprehensive range of modern units, granite work surfaces, integrated double oven, electric hob with extractor over, large Samsung fridge freezer, dishwasher, central island with cupboards below, hatch to dining room and door to exterior.

On the First Floor

Landing with access to roof space. Master Bedroom with Ensuite Shower Room and fitted wardrobes. Three Further Bedrooms all with fitted cupboards. Family Bathroom with wide basin, low level WC, bath, tiled floor

and walls and ladder radiator.

Outside

To the front bounded by a brick wall with raised bed and laurel hedge is a wide parking area for several cars. To the rear adjoining the house is a decking area, Boiler House housing gas fired boiler, terraced area and lawn bounded by flowerbeds.

Location

Located approximately 1 mile from Beaconsfield New Town with comprehensive shopping, good schooling, train services to London (Marylebone approximately 25 minutes), junction 2 of the M40 approximately 1.5 miles (linking with the M25), walking distance of local shops and well regarded First and Middle Schools.

Directions

Exit the M40 at J2 and follow the A355 towards Beaconsfield. At the large roundabout, take the first exit and proceed straight over the next mini roundabout into Beaconsfield Old Town. At the roundabout go straight over into Wycombe End (A40). Follow this road passing the two petrol stations and at the roundabout turn right into Holtspur Top Lane where number 6 can be found a short distance on the right.

Services

Mains electricity, water, drainage and gas central heating.

Fixtures and Fittings

All those items regarded as fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local Authority

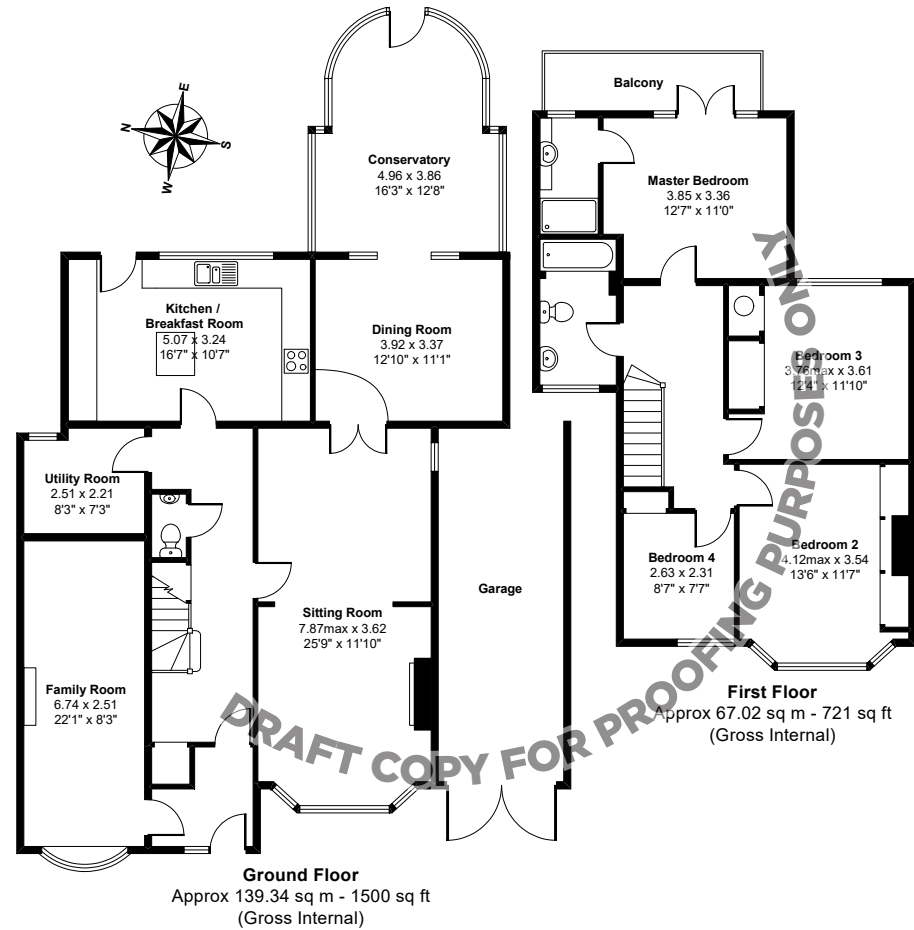
South Bucks District Council - telephone 01753 837200

EPC Rating:

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NOT TO SCALE

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