



CURZON HOUSE

48 Penn Road, Beaconsfield HP9 2LT



BARTRAMS

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Rare double fronted pre war built family residence with a deep frontage and set within a private plot, walking distance to the Town centre

Location

Beaconsfield New Town offers an excellent range of shops for day to day needs including Waitrose, Sainsbury's, and Marks & Spencer food hall. The New Town is popular with families and commuters, offering good schooling, amenities and lovely countryside in The Chilterns. Excellent communication links include a Chiltern Railways main line rail service to London Marylebone (from 29 minutes) and Birmingham whilst the M40 (J2) is a short drive, giving access to London, Oxford, Birmingham, Heathrow and the M25.

The area is well known for its all-round quality schooling and the retention of the excellent grammar school system. Preparatory schools available in Beaconsfield include Davenies for boys and High March for girls in addition to excellent state primary schools.

Sports enthusiasts are well catered for with nearby tennis, riding, squash, golf, cricket, rugby and football clubs and for those who love the outdoors, lovely walks within the Hall Barn Estate, and within the Chilterns Area of Outstanding Natural Beauty.

Description

To the ground floor with entrance lobby and coats cupboard gives access to a reception hallway, family room, dining room, sitting room, drawing room and study. There is an open plan kitchen / breakfast room with separate kitchen and utility room. To the first floor with gallery landing gives access to a triple aspect master bedroom suite, four further double bedrooms all with fitted wardrobes and two separate bathrooms.

Gardens and Grounds

A carriage driveway with remote gates leads to a graveled driveway with ample off street parking, a double width garage and side parking. To the rear a well maintained lawned garden with patio areas as well as an enclosed patio, heated swimming pool with pool house.





Services:

Gas central heating. Mains water, electricity and drains.

Council Tax Band: H

EPC Rating: E

Local Authority:

South bucks District Council



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Gross Internal Area (approx) = 366.4 sq m / 3944 sq ft (Excluding Void)

Garage = 36.4 sq m / 392 sq ft

Total = 402.8 sq m / 4336 sq ft

For identification only. Not to scale.

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Ground Floor



First Floor



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