



BRAMBER HOUSE

21 Queen Elizabeth Crescent, Beaconsfield HP9 1BX



BARTRAMS

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An exceptional four bedroom, three bathroom detached home within a coveted private gated development by Berkeley - St James, circa 2011 with a featured walled communal garden set between the Old and New Town of Beaconsfield.

Summary of accommodation

Entrance Hall, Cloakroom, Sitting Room, Spacious Kitchen/Breakfast Room/Dining Area/Family Area, Utility Room, Master Suite, Guest Suite, Two Further Bedrooms, Family Bathroom, Integral Garage, Parking, Part Walled rear Garden, Gas Heating.

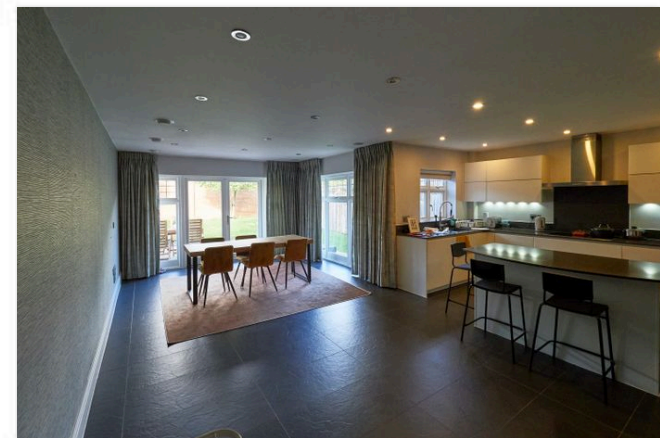
Entrance door to hallway, downstairs w.c, 19'11 x 12'9 sitting room, L - shaped open plan 25'6 x 20'6 kitchen, breakfast room with featured island and integral Miele appliances and utility room. To the rear part of the Kitchen is a dining area with double doors to two sides leading out onto the patio and part walled garden to rear. To the first floor landing a master suite and guest bedroom suite both with fitted wardrobes.

Gardens and Grounds

To the front there is a lawned area set behind a mature hedge with pathway to a covered arched entrance. To the side a block paved driveway providing off street parking to the integral garage with power and light. To the rear a patio area edged in decking leading onto a well maintained lawned garden with featured rear brick wall.

Communal Gardens

This exclusive gated community offers residents the luxury of beautifully landscaped communal gardens. Enclosed by a charming walled enclosure, the manicured gardens feature a central fountain and seating for residents to enjoy.





Location

Queen Elizabeth Crescent, a highly sought-after private development ideally located for schools and amenities. With Butlers Court Primary School, Beaconsfield Secondary School, and Beaconsfield High School for Girls all within 0.5 miles, education is at your doorstep.

The vibrant Beaconsfield High Street is just 1 mile away, offering a range of shops, coffee shops, and restaurants. Commuters will appreciate the swift access to London Marylebone via the fast track train line in Beaconsfield New Town, as well as the proximity to the M40 for easy connections to the M25, M4, and Heathrow Airport.

Buckinghamshire's exceptional choice of state and independent schools, including prestigious grammar schools and top private schools.

Service Charge: TBA

Services:

Gas central heating. Mains water, electricity and drains.

Council Tax Band: G

Local Authority:

Buckinghamshire Council

EPC Rating: B

SAT NAV: HP9 1BX





Approx. Total Internal Area 1932 Sq Ft - 179.49 Sq M (Including Garage)
 Approx. Gross Internal Area of Garage 180 Sq Ft - 16.71 Sq M

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