



105 Minerva Way, Wilton Park - HP9 2BH
£895,000

TR TIM RUSS
& Company



105 Minerva Way

Wilton Park, Beaconsfield

- Detached House
- Built In 2022
- Car Port with EV Charger
- Underfloor Heating On Ground Floor
- En-suite

Located in Beaconsfield, Buckinghamshire, a thriving market town and the perfect place to live if you are looking for a peaceful setting with easy access to nearby shops and excellent schools. The area is renowned for its outstanding education with a wide range of highly regarded state and private schools including: Butlers Court, The Royal Grammar School, Beaconsfield High School, High March and Davenies. Living in Buckinghamshire offers bountiful leisure options from golfing to tennis, cricket and football clubs, not to mention access to acres and acres of beautiful countryside on your doorstep. Enjoy country walks, leisurely afternoons in the many delightful local pubs and be part of a local community. Minerva Way is 1.4 miles or a short walk from the Beaconsfield Town & Station which means you have easy access in and out of the City, with direct access to London Marylebone in approximately 22 minutes. The M40 is only a couple of minutes drive with easy access to the London.



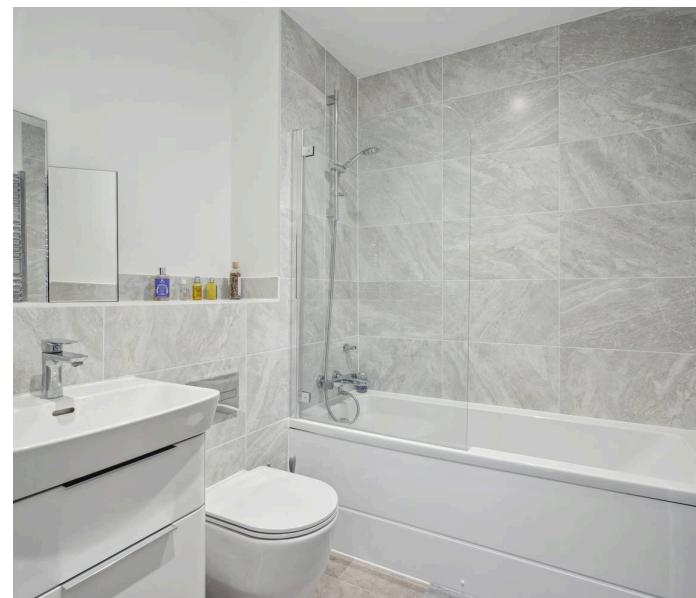
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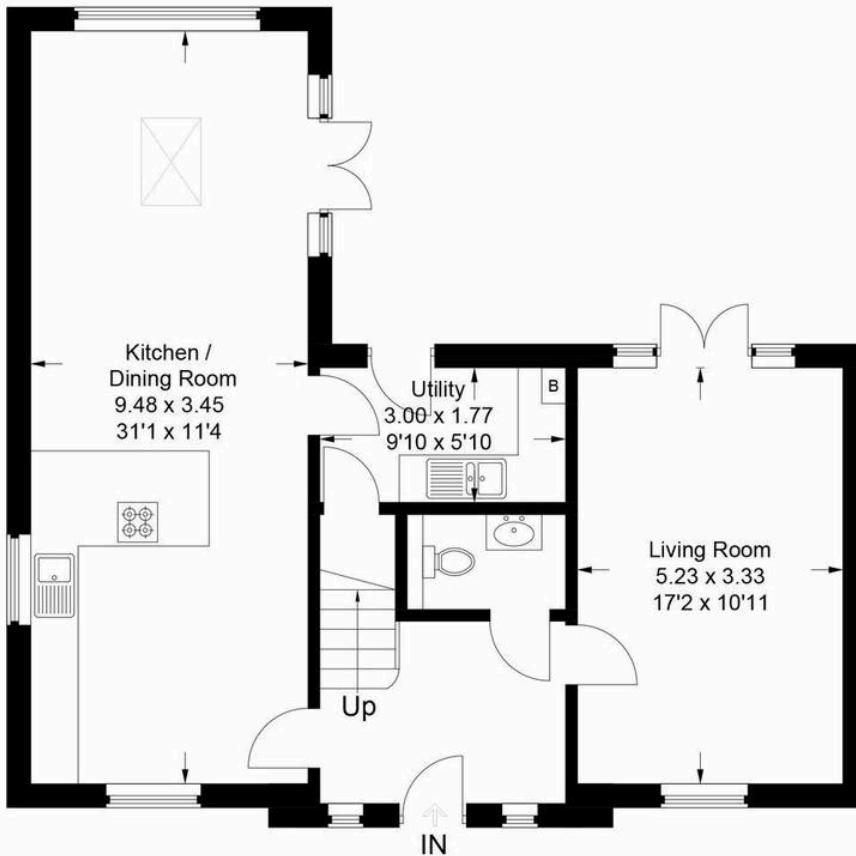
A fantastic mock Georgian-style detached home, built in 2022 this property is situated in the Wilton Park development. This modern and stylish home features sash windows adding charm & class, yet with all the benefits of a new property and remaining NHBC warranty, in addition with a fantastic energy efficiency rating of B. Adjacent to the kitchen is a convenient utility room, complete with plumbing for a washing machine and tumble dryer, a large storage cupboard, and access to the garden. The principal bedroom is light and airy, with high ceilings and ample space for free-standing furniture. It includes an ensuite shower room with a separate shower cubicle, a freestanding vanity unit with storage, a heated towel rail, and a WC. There is also a separate walk-in wardrobe. The two additional bedrooms are both generously sized, and the main bathroom features a bath with overhead shower, a freestanding vanity unit, and a WC. The rear garden includes a large tiled patio area, perfect for outdoor entertaining and a garden shed, providing extra convenience and storage options. There is a lawned area surrounded by panel fencing and gated access to the parking area. To the side of the home there is a large carport with space for two cars, as well as additional visitors' parking and an electric car charging point.

Council Tax band: TBD

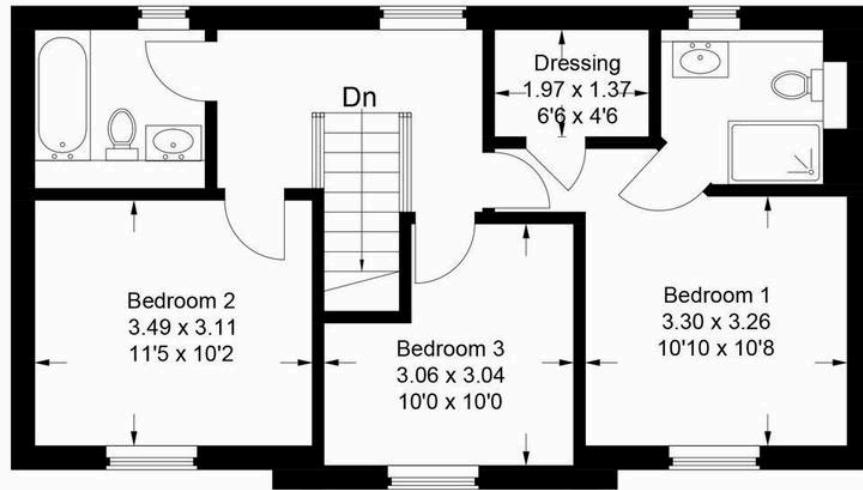
Tenure: Freehold



Approximate Ground Floor Area = 70.0 sq m / 753 sq ft
Approximate First Floor Area = 54.6 sq m / 588 sq ft
Total Approximate Floor Area = 124.6 sq m / 1,341 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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By law we must verify every seller and buyer for anti-money laundering purposes.
Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
For more information please visit our website.

Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.