



1 Westway, Beaconsfield  
Guide Price £679,999

*Ashington Page*

**Tucked away at the end of a quiet cul-de-sac this beautifully extended and refurbished semi-detached home offers a rare combination of peace, privacy, and versatility. Designed with modern living in mind, it provides flexible accommodation and has planning permission to further extend. Ideally located within walking distance of local amenities, highly regarded schools, and picturesque nature reserve walks. For commuters, Beaconsfield station is nearby, offering direct trains to London Marylebone in under 25 minutes.**

**EPC: C**

**Council Tax: E**

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Approximate Gross Internal Area  
 Ground Floor = 73.2 sq m / 788 sq ft  
 First Floor = 43.0 sq m / 463 sq ft  
 Garage = 12.4 sq m / 133 sq ft  
 Garden Room / Shed = 12.0 sq m / 129 sq ft  
 Total = 140.6 sq m / 1,513 sq ft  
 (Excluding External Store )



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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