



34 Lakes Lane, Beaconsfield - HP9 2LB

Offers Over £600,000

 **TIM RUSS**
& Company



34 Lakes Lane

Beaconsfield

- Excellent Location
- Beautifully Presented
- Three Bedrooms
- Garden Studio
- Kitchen/Dining Room
- Sitting Room
- Family Bathroom
- Gardens

This period cottage is found in an enviable location, peacefully situated on Lakes Lane yet only moments from Beaconsfield Old Town's fine pubs, restaurants and local amenities. Beaconsfield train station is found in Beaconsfield new town (1 mile approx) which takes its travellers directly into London (Marylebone) from just 22 minutes. The M40 meanwhile is within striking distance at just under a mile away providing fast access to the M25, London and Oxford.



34 Lakes Lane

Beaconsfield

Set in a sought-after location just a short walk from the Old Town's shops, pubs and restaurants, this is a beautiful character home that combines period charm with well-planned living space.

At the front of the house, the sitting room is full of warmth and character, with a sash window and shutters bringing in natural light. Bespoke cabinetry provides useful storage and adds a smart, considered finish to the room.

To the rear, the recently fitted kitchen and dining room forms the natural heart of the home, with space for a table and chairs and views out to the garden.

Upstairs are two bedrooms and a refitted family bathroom. The main bedroom features shuttered windows, a decorative fireplace and built-in storage. A further staircase leads to a bright top-floor bedroom with Velux windows and useful eaves storage. The property has also had the windows replaced in 2022.

Outside, the south-west facing garden is a real highlight. Mainly laid to lawn, it enjoys plenty of afternoon and evening sun. At the rear sits a detached garden studio with power and storage, offering an ideal space for home working or hobbies.

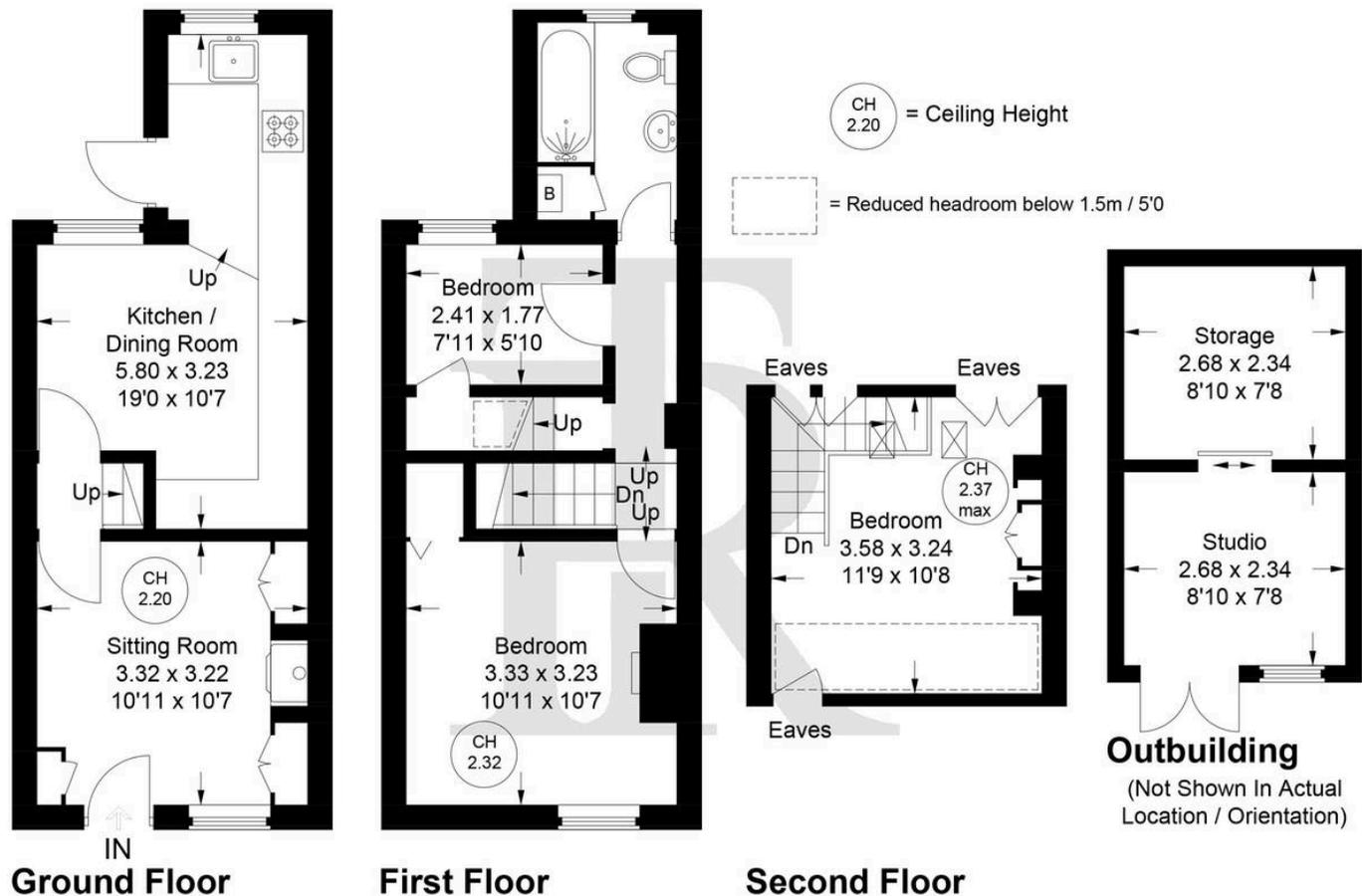
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





Approximate Gross Internal Area (Excluding Eaves)

Ground Floor = 27.0 sq m / 291 sq ft

First Floor = 27.0 sq m / 291 sq ft

Second Floor = 11.9 sq m / 128 sq ft

Outbuilding = 13.1 sq m / 141 sq ft

Total = 79.0 sq m / 851 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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