



40 Woodside Avenue, Beaconsfield



Ashington Page



Remodelling opportunity!

A charming and substantial family home approaching 3000 square feet situated in a quiet and sought after road within a short level walk to Beaconsfield New Town. This lovely home has west facing garden.

A covered entrance porch opens to the entrance hall which gives access to the impressive dining hall.

The dining hall has beautiful proportions and original wood panelling, brick fireplace with wood burner (not currently working) and an impressive staircase (with large cupboard below) leading to the galleried landing above. It is a double aspect room with a full height stained glass window to the front, and charming windows with timber frames overlooking the garden to the rear.

A door, hidden within the panelling, leads to the sitting room with Inglenook fireplace, dado rail and a wide low window that gives a view of the rear garden.

The snug, also accessed from the dining hall, is a double aspect room with French doors opening to the rear garden and a door to the kitchen/breakfast room.

The bright and light double aspect kitchen/breakfast room is fitted with a comprehensive range of base units with a continuous run of worktop over with inset double sink with mixer tap. There are matching eye level units. Appliances include a Miele halogen hob, a Neff double oven, space for a dishwasher and fridge/freezer. There is an additional full height built in cupboard.





The boiler is housed in the large utility room which provides further storage and has a handy butlers sink. There is access to the front of the house and to a brick built store beneath a covered porch.

A garden room opening to a loggia, a garage, and a cloakroom, all accessible from the entrance hall, complete the accommodation to this floor. Stairs rise from the dining hall to a magnificent galleried landing. The full height leaded glass window acts as a focal point and ensures good levels of natural light to the dining hall and landing.

The landing gives access to the five bedrooms, family bathroom and WC and has an airing cupboard, storage cupboard and loft access.

The principal bedroom is a large double aspect room, with bay window to the front. This has a comprehensive range of built-in wardrobes and access to the ensuite bathroom.

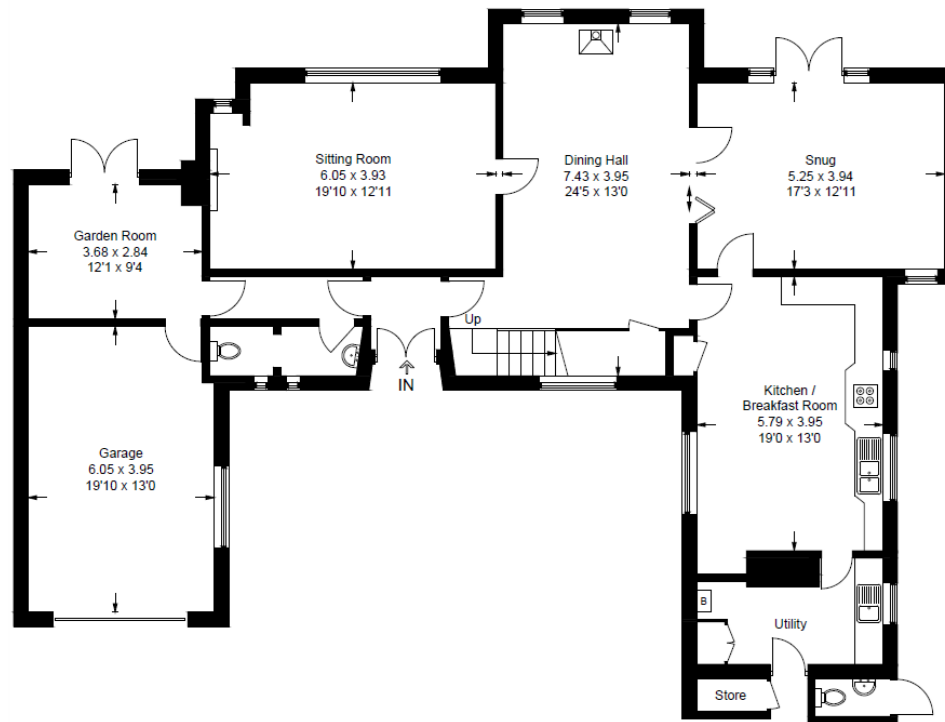
There are four further double bedrooms, two with built in storage, and one with vanity wash hand basin, and a family bathroom with separate WC.

The west facing rear garden measures approx 66ft wide x 60ft deep. It is well maintained with an area of lawn surrounded by mature trees, shrubs and well stocked herbaceous borders. There is side access to both sides, a shed and gardeners WC. To the front the property is set behind mature hedging ensuring privacy. There is a driveway providing parking for several cars.

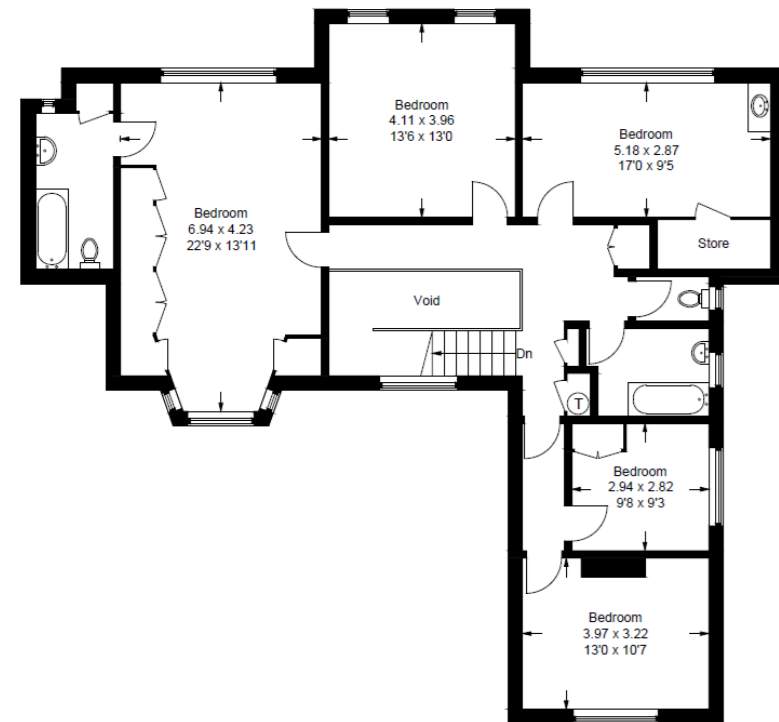
NB - There is conditional permission for a planning application for Permission in Principle for 1 detached dwelling to the rear of 40 Woodside Avenue on land that is being retained by the owners and therefore is not included in this sale. The access will be via a new driveway to the right of the property (as viewed from the front). Planning reference is PI/25/1776/PIP. Go to Buckinghamshire Planning and select Chiltern & South Bucks Areas and input the reference to view all documents.



Approximate Gross Internal Area
 Ground Floor = 157.0 sq m / 1,690 sq ft (Including Garage)
 First Floor = 115.8 sq m / 1,246 sq ft (Excluding Void)
 External WC / Store = 2.3 sq m / 25 sq ft
 Total = 275.1 sq m / 2,961 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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