SERVING
BEACONSFIELD
SINCE
1998
EXCELLENCE IN
ESTATE AGENCY

2a Ivins Road, Beaconsfield
In Excess of **£800,000**

Ashington Page

Nestled in a quiet cul-de-sac, this beautifully presented four-bedroom detached home offers privacy, space, and convenience in equal measure. Set back from the road behind gates, and surrounded by a mature wall and trees, the property enjoys a peaceful setting while remaining close to excellent local amenities. A nature reserve is quite literally on your doorstep, and the home falls within catchment for several highly regarded local schools, making it ideal for families.

- Property style: Detached 4 bedroom
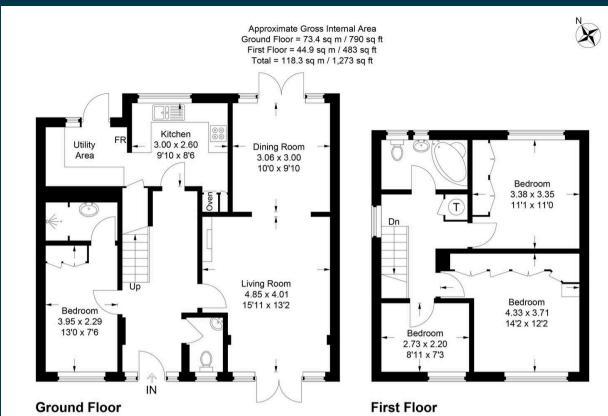- Approx Sq Feet: 1,273 sqft
- EPC: C
- Council Tax Band: F

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Approximate Gross Internal Area
Ground Floor = 73.4 sq m / 790 sq ft
First Floor = 44.9 sq m / 483 sq ft
Total = 118.3 sq m / 1,273 sq ft

N

Ground Floor

Utility Area

FR

Kitchen
3.00 x 2.60
9'10 x 8'6

Dining Room
3.06 x 3.00
10'0 x 9'10

Oven

Up

Living Room
4.85 x 4.01
15'11 x 13'2

Bedroom
3.95 x 2.29
13'0 x 7'6

IN

First Floor

Dn

T

Bedroom
3.38 x 3.35
11'1 x 11'0

Bedroom
4.33 x 3.71
14'2 x 12'2

Bedroom
2.73 x 2.20
8'11 x 7'3

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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