



68 Lakes Lane, Beaconsfield - HP9 2JZ
£1,100,000





68 Lakes Lane

Beaconsfield, Beaconsfield

- Excellent Location
- Short Walk to Beaconsfield Old Town
- Four Bedrooms
- Impressive Kitchen/Family Room
- Large Garden
- Cloakroom & Two Bathrooms
- Garden Office

Set in the heart of Beaconsfield Old Town, this attractive four bedroom character home enjoys a prime position with direct access to green space, yet all the charm and amenities of the old town close at hand.



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Beaconsfield, Beaconsfield

A gravelled driveway provides parking for up to four cars, with a lawned frontage adding to the welcoming feel. Inside, the entrance hall offers useful storage and a downstairs cloakroom. To the front, a comfortable sitting room centres around a working fireplace and bay window, creating a cosy retreat.

The rear of the house opens into a generous kitchen, dining and family space filled with natural light from Velux windows and wide sliding doors to the garden. Well arranged for everyday living, the kitchen includes wooden worktops, integrated appliances and flows neatly into a practical utility room.

Upstairs, the first floor offers three well-proportioned double bedrooms and two family bathrooms. The top floor is dedicated to a further double bedroom with elevated views across the garden and neighbouring park.

The rear garden is fully enclosed and designed for both relaxation and flexibility, with a patio for outdoor dining and a superb insulated garden office with power, lighting and bifold doors. A rear gate leads directly into the recreation park, while side access, a detached garage and external power and lighting complete this lovely family home.

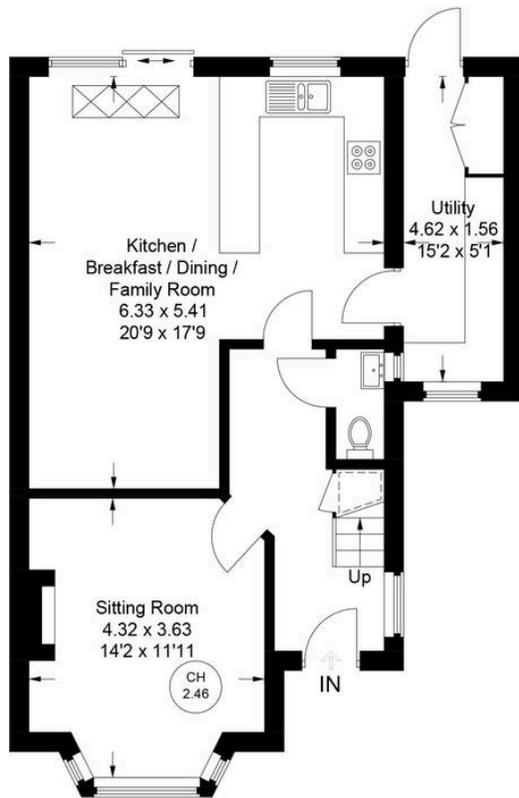
Council Tax band: F

Tenure: Freehold

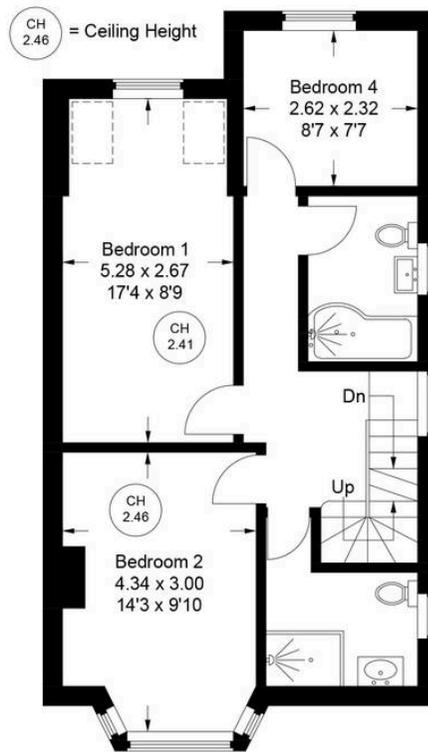
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

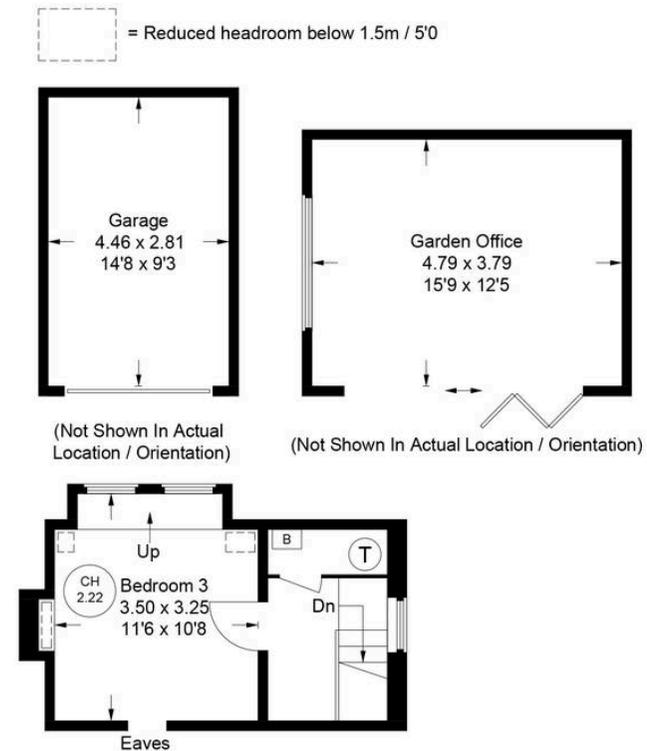




Ground Floor



First Floor



Second Floor - Loft

Approximate Gross Internal Area
 Ground Floor = 63.9 sq m / 688 sq ft
 First Floor = 54.0 sq m / 581 sq ft
 Second Floor - Loft = 16.6 sq m / 179 sq ft
 Garage / Garden Office = 30.7 sq m / 330 sq ft
 Total = 165.2 sq m / 1778 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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