



SERVING  
BEACONSFIELD  
SINCE  
**1998**  
EXCELLENCE IN  
ESTATE AGENCY

**32 Wattleton Road, Beaconsfield**

Guide Price **£1,195,000**

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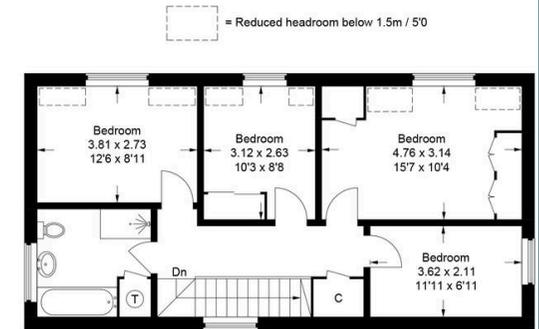
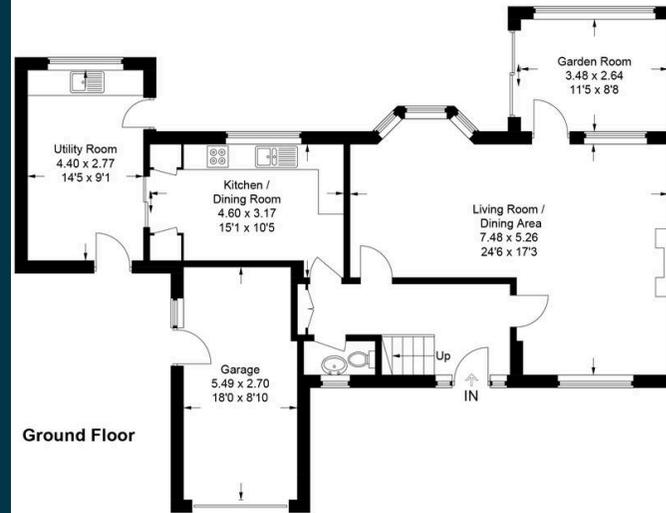
Situated in a sought-after position in Beaconsfield, this well-presented and spacious 4-bedroom detached home is on a generous plot of approximately 0.27 acres. The property has been sympathetically modernised, including full rewiring, redecoration, new ground floor flooring and refitted family bathroom, while still offering potential to extend (STPP). Outside, the south-facing garden provides a large terrace, extensive lawn, greenhouse and shed with ample driveway parking, carport and garage. Conveniently located for local schools, amenities and Beaconsfield station.

**EPC: D**

**Council Tax: G**

**Tenure: Freehold**

Approximate Gross Internal Area  
 Ground Floor = 82.3 sq m / 886 sq ft  
 First Floor = 62.7 sq m / 675 sq ft  
 Garage = 14.7 sq m / 158 sq ft  
 Total = 159.7 sq m / 1,719 sq ft



⊞ = Reduced headroom below 1.5m / 5'0"

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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