



34 Lakes Lane, Beaconsfield - HP9 2LB

Offers Over £600,000

 **TIM RUSS**
& Company



34 Lakes Lane

Beaconsfield, Beaconsfield

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



34 Lakes Lane

Beaconsfield, 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.

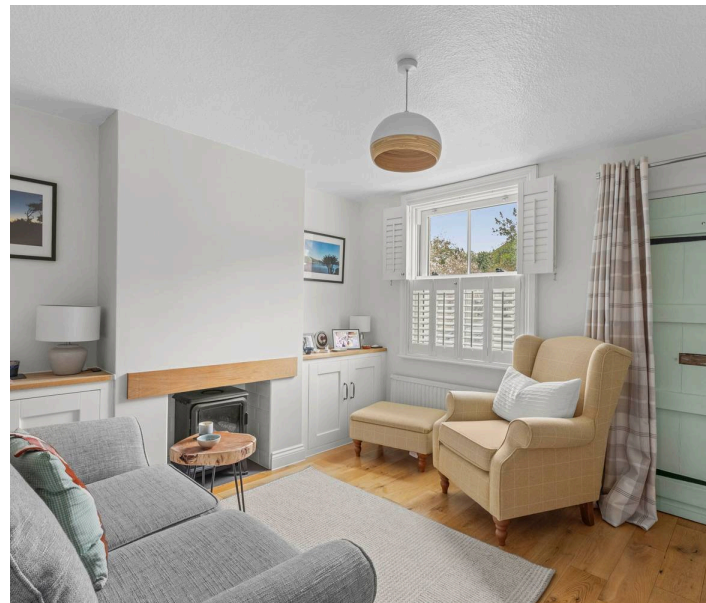
Outside, the south-west facing garden is a real highlight. Mainly laid to lawn, it enjoys plenty of afternoon and evening sun. At the rear sits a detached garden studio with power and storage, offering an ideal space for home working or hobbies.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





Tim Russ and Company

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