



40 Wattleton Road, Beaconsfield - HP9 1SE

Offers Over £1,000,000

 **TIM RUSS**  
& Company



## 40 Wattleton Road

Beaconsfield

- No Onward Chain
- Convenient Location for Schools, Station & Shops
- Spacious Family Home of Over 2000 sqft
- Four Bedrooms
- Kitchen/Breakfast Room & Utility
- Dining Room & Study
- 24ft Sitting Room
- Family Bathroom, En-Suite and Cloakroom
- Garage and Garden with Swimming Pool



# 40 Watlington Road

## Beaconsfield

A spacious four bedroom detached family home with accommodation in excess of 2000 sqft and offered with no onward chain. Ideally positioned in one of those rare spots where the school run, station, and shops are all a short walk away. This is a home designed for family life.

Inside, the particularly generous sitting room is the natural hub, with patio doors opening straight onto the garden. The kitchen/breakfast room is also impressive in size and positioned at the rear, with an adjoining utility room which provides access to the garage. There's also a second reception room that works equally well as a dining room or family snug, plus a study.

Upstairs, the principal bedroom enjoys its own ensuite and direct access to a terrace overlooking the garden, a lovely touch. Three further bedrooms and plenty of space throughout give the whole family room to breathe.

Outside, the good sized garden is mainly laid to lawn with pretty borders, and the swimming pool comes into its own in the warmer months.

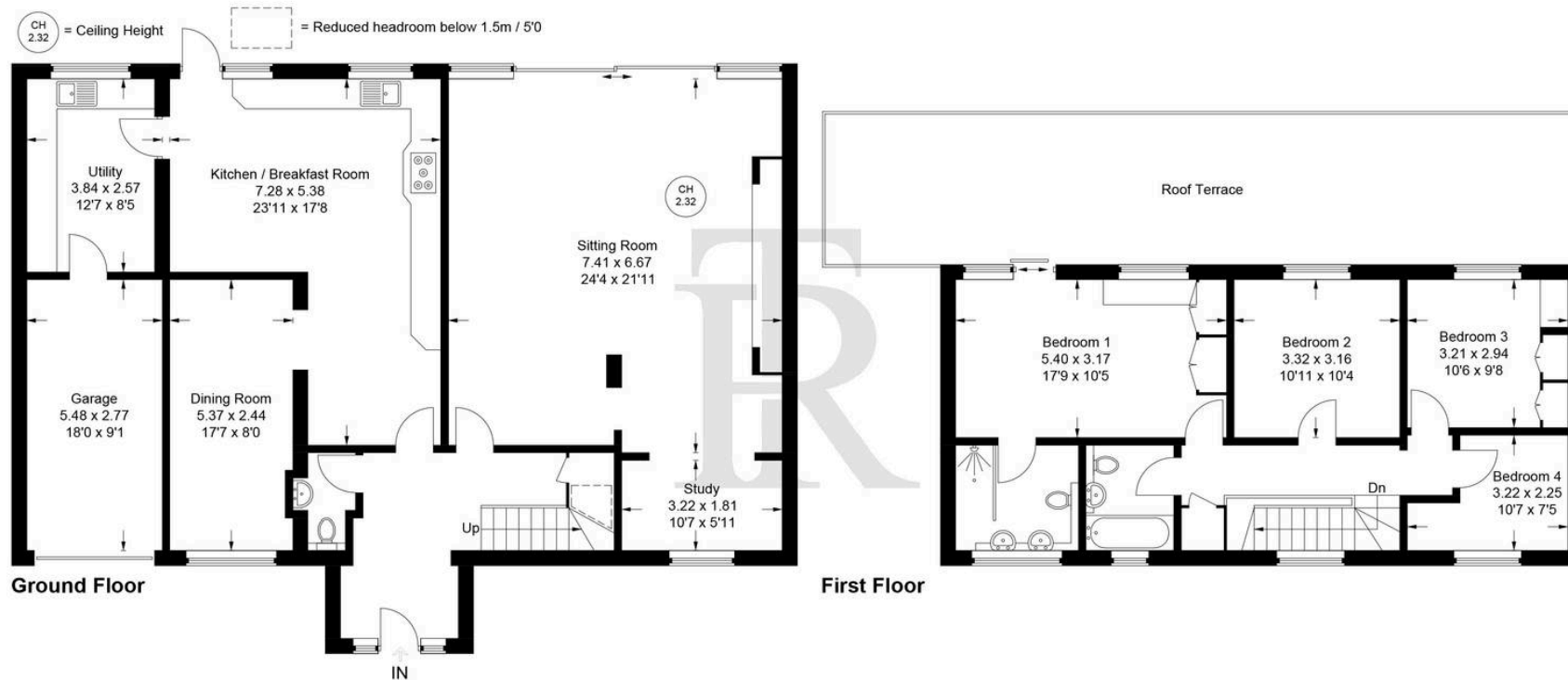
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Approximate Gross Internal Area  
 Ground Floor = 146.4 sq m / 1576 sq ft (Including Garage)  
 First Floor = 66.0 sq m / 710 sq ft  
 Total = 212.4 sq m / 2286 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

Tim Russ & Co, 6 Burkes Court Burkes Road - HP9 1NZ

01494 681122 • Beaconsfield@timruss.co.uk • timruss.co.uk/

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