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ESTATE AGENTS



5 Woodway, Beaconsfield, Buckinghamshire, HP9 1DH

Asking price **£550,000**



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A fantastic opportunity to purchase a semi-detached home with extension potential subject to the usual consents. Tucked away in a quiet cul-de-sac in Beaconsfield, this three bedroom semi-detached home is offered for sale with no onward chain.

The accommodation comprises of three bedrooms, a family bathroom, a large reception room, a separate kitchen, a detached garage, driveway parking and a private rear garden with direct access onto the Nature Reserve.

Description

Ground Floor:

Upon entering the property through the front door, you are greeted into a bright hallway with space for coats and shoes. Through the door to your left, you'll find the large living/dining room with double doors leading out onto the rear patio. Back through the hallway past the stair well, you'll find the separate kitchen with a picture window looking out onto the rear garden and a door leading out to the side of the property. There is also a downstairs cloakroom accessed via the hallway.

First Floor:

On the first floor you'll find 3 good sized bedrooms and the refitted family shower room. In the master bedroom you have fitted wardrobes with a view out to the rear garden. In bedroom two, you have a cupboard which houses the newly installed boiler unit and the hot water tank is located in a cupboard on the landing.

External:

The property benefits from having driveway parking for two/three cars, a detached garage with an additional store to the rear and a private rear garden with a gate leading out onto the nature reserve. Many of the properties in Woodway have been extended over the years, you have the same potential at this property subject to the usual consents.



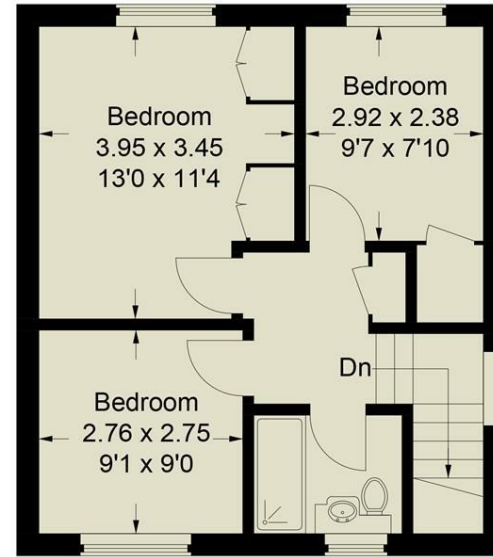
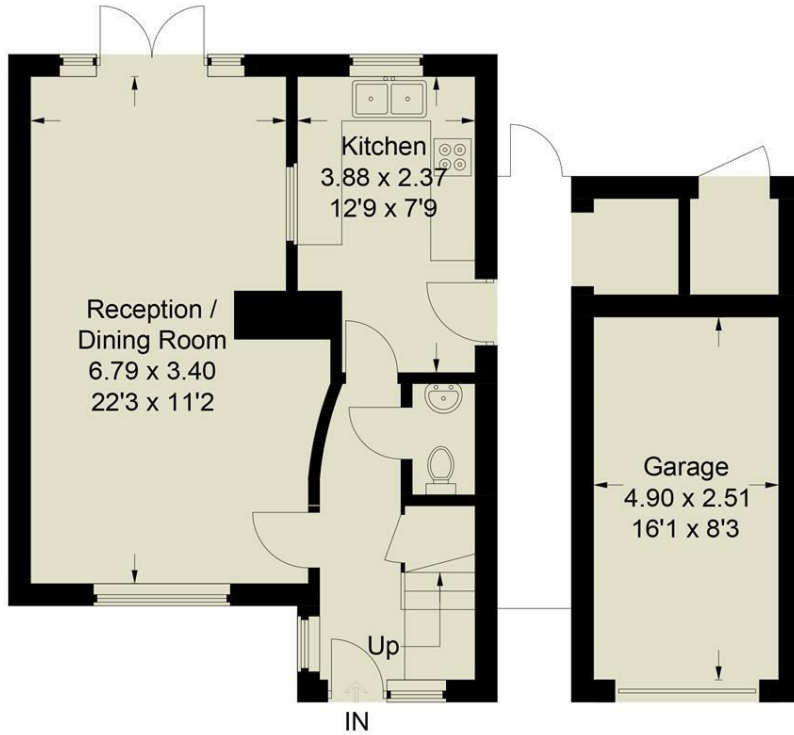
Situation

The property is located in a quiet cul-de-sac of just 12 homes. The property has access through the rear garden onto the Holtspur Bank Nature Reserve. This is just one of three nature reserves in South Buckinghamshire, it's a great place to walk dogs and also stroll around in the open air amongst the Chiltern Hills. Woodway is located close to The Holtspur School (rated good by Ofsted), the sports centre and walkable to both Beaconsfield High School and Beaconsfield Secondary School. The Beaconsfield mainline train station is just 1.9 miles away where you'll be at London Marylebone station just in 23 minutes (fast train) and Oxford in 46 minutes (fast train). Junction 3 of the M40 is also within a 5 minute drive.



Floor Plans

Approximate Gross Internal Area
 Ground Floor = 44.3 sq m / 477 sq ft
 First Floor = 41.1 sq m / 442 sq ft
 Garage = 12.2 sq m / 131 sq ft
 Total = 97.6 sq m / 1,050 sq ft

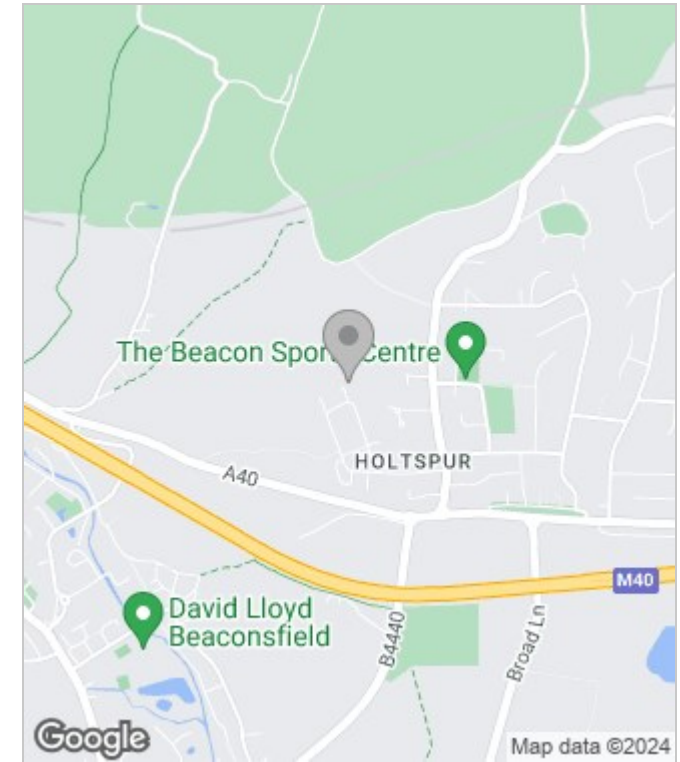


Ground Floor

First Floor

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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Area Map



Energy Performance Graph

