



KIRKWOOD

3 Penn Green, Beaconsfield HP9 2RT



BARTRAMS

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A well presented Six Bedroom Detached Family Home located in this highly regarded gated development offering privacy and seclusion yet less than five minutes walk from Beaconsfield New Town.

Kirkwood is a well presented detached family home offered for sale in good decorative order throughout. It was constructed by Mark Scott in the mid 1990's and has been subsequently extended and improved by the current owners over the years. It is located in Penn Green a popular gated development which offers privacy and seclusion in a tucked away setting at the end of a long private drive yet only a short stroll from Beaconsfield New Town. The New Town features a comprehensive selection of shopping, schooling and social facilities together with a fast track train service to London Marylebone within approximately 25 minutes. The Old Town features a range of boutique shops and restaurants together with access to the M40 linking to the M25 and providing access to Central London and Heathrow Airport.

From the front door the Entrance Hall provides access to all the principal rooms of the property. The highlight is undoubtedly the Kitchen/Breakfast Room/Family Room with a range of wall and floor mounted units with granite work surfaces. The Kitchen features an integrated dishwasher, wine fridge and range style cooker in addition to an American style fridge/freezer. This leads through to the Family Room which was extended by the current owners and makes the room "the hub of the home". The other extension took place in the Dining Room creating a much larger room measuring over 15ft long. There is a Utility Room adjoining the kitchen and leading to the rear garden. Also on the ground floor is an impressive Sitting Room with attractive fireplace and a separate Study.

On the First and Second Floors there are Six Bedrooms, Four of which are Suites. The highlight is the Master Bedroom, rear facing with adjoining Dressing Room and Ensuite Bathroom with separate bath and shower. The Guest Bedroom is of a similar size with Ensuite of bath and shower whilst the two other Bedrooms on this floor are served by the Family Bathroom. On the Second Floor both Bedrooms are of an excellent size with access to Ensuite Shower Rooms. One of them could be used a Top Floor Games Room/Gym.









Outside

To the front of the property there is driveway parking for a number of cars. There is a Detached Double Garage and studio above with electric up and over door, light and power and side access to the rear garden. The Rear Garden is mainly laid to lawn with a selection of mature trees and hedging and a raised central flowerbed. It is enclosed on all sides and is south facing

Summary of Accommodation

Master Bedroom Suite of Dressing Room and Bathroom * Guest Bedroom Suite * Two Further Bedroom Suites * Two Further Bedrooms * Top Floor Games Room/Gym/Bedroom Five * Family Bathroom * Open Plan Kitchen/Breakfast Room/Family Room * Sitting Room * Dining Room * Study * Double Garage * Well Maintained South Facing Rear Garden * Private Gated Development *

EPC Rating: D

Services:

Gas central heating. Mains water, electricity and drains.

Local Authority:

South Bucks District Council

Directions:

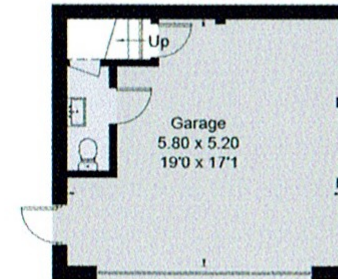
From the centre of Beaconsfield New Town proceed past Waitrose on your right hand side and through the parade of shops. Past the turning to Ledborough Lane and the entrance to Penn Green will be found immediately on the right hand side.





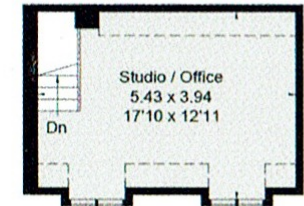
Approximate Area = 326.5 sq m / 3514 sq ft
 Garage = 51 sq m / 549 sq ft
 Total = 377.5 sq m / 4063 sq ft
 Including Limited Use Area (32.5 sq m / 349 sq ft)
 For identification only. Not to scale.

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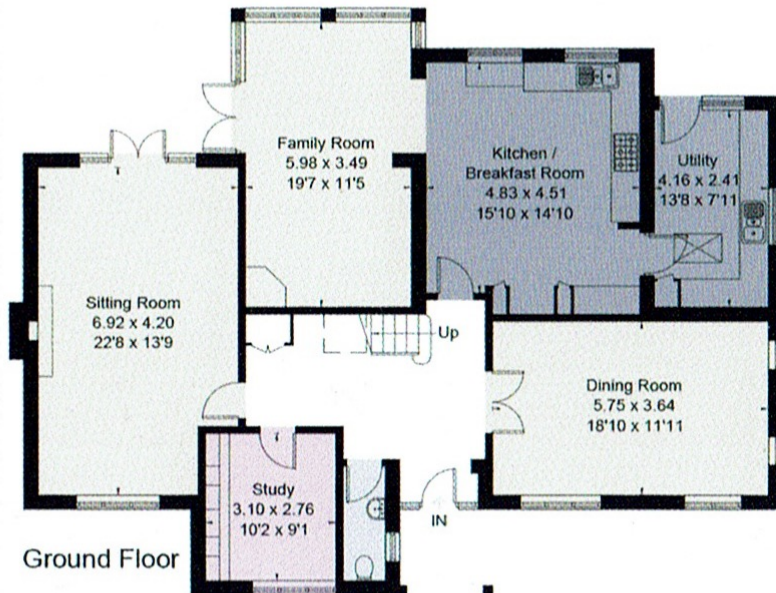


Garage - Ground Floor

(Not Shown In Actual Location / Orientation)

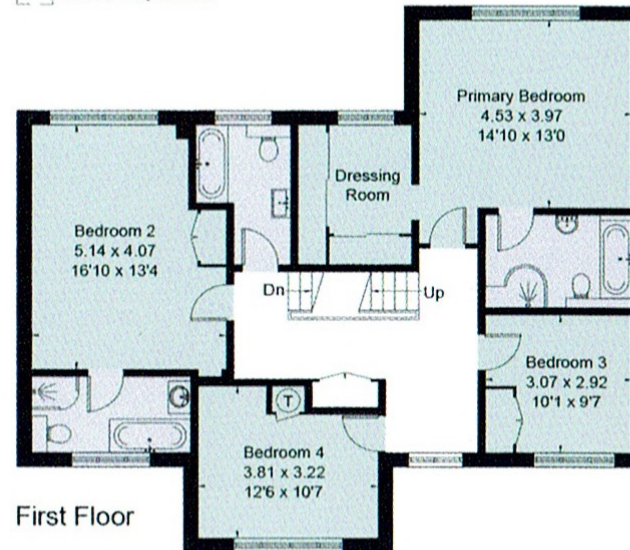


Garage - First Floor

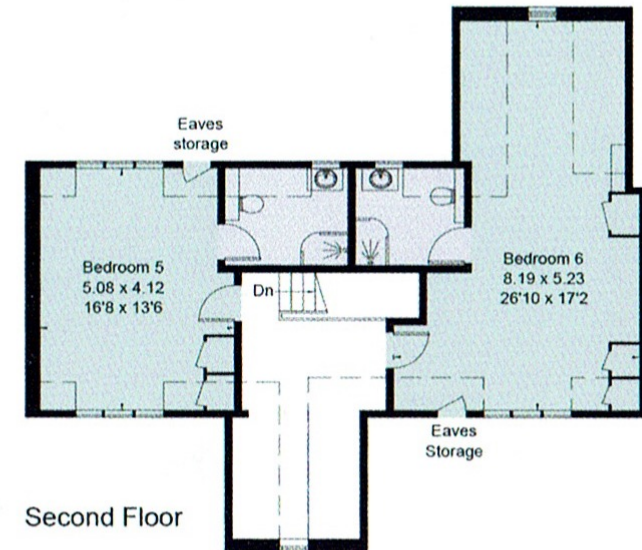


Ground Floor

□ = Reduced head height below 1.5m



First Floor



Second Floor



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