



BRITISH
PROPERTY
AWARDS
2022 - 2023
★★★★★
GOLD WINNER
LETTING AGENT
IN BEACONSFIELD



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ESTATE AGENT
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SHEPHERDS LANE
Beaconsfield, HP9 2DU



BARTRAMS

89 SHEPHERDS LANE

Beaconsfield HP9 2DU

This characterful three double bedroom mid-terraced cottage, dating back to the 1900s, has been thoughtfully extended and modernised to create a contemporary living space.

Located in Beaconsfield's picturesque Old Town, it offers a delightful northwesterly facing rear garden and is within walking distance of all local amenities.

Summary of Accommodation

Entrance door to living room leading through to an extended 24'10 x 11'11 open plan kitchen/ dining room with doors leading out to garden, downstairs w/c. To the first floor there are two double bedrooms both with fitted wardrobes and family shower room. Stairs to second floor giving access to the third double bedroom and storage room.

Garden

To the front a Cotswold stone driveway providing off street parking for one car and to the rear a newly landscaped rear garden with patio area and lawned area.

Location

Shepherds Lane is located in the heart of Beaconsfield's picturesque Old Town offering a selection of restaurants, boutique shops and public houses. A much favoured market on a Tuesday and a farmers market on a monthly basis. Access to the National motorway network via the M40 (Junction 2) is within a short drive giving access to the M25, Heathrow Airport, London, Oxford and Birmingham. The New Town has a main line station serving London Marylebone (fast train now 22 minutes) and an excellent range of shops for day to day needs including Waitrose, Marks and Spencer Simply Food and Sainsbury's supermarket, together with a good selection of restaurants and cafes. The area is also renowned for its schooling both state and private.





Services:

Gas central heating. Mains water, electricity and drains connected (appliances not tested)

Council Tax Band: D (£2,165.82)

EPC Rating: C

Local Authority: Buckinghamshire Council
www.buckinghamshire.gov.uk

Directions:

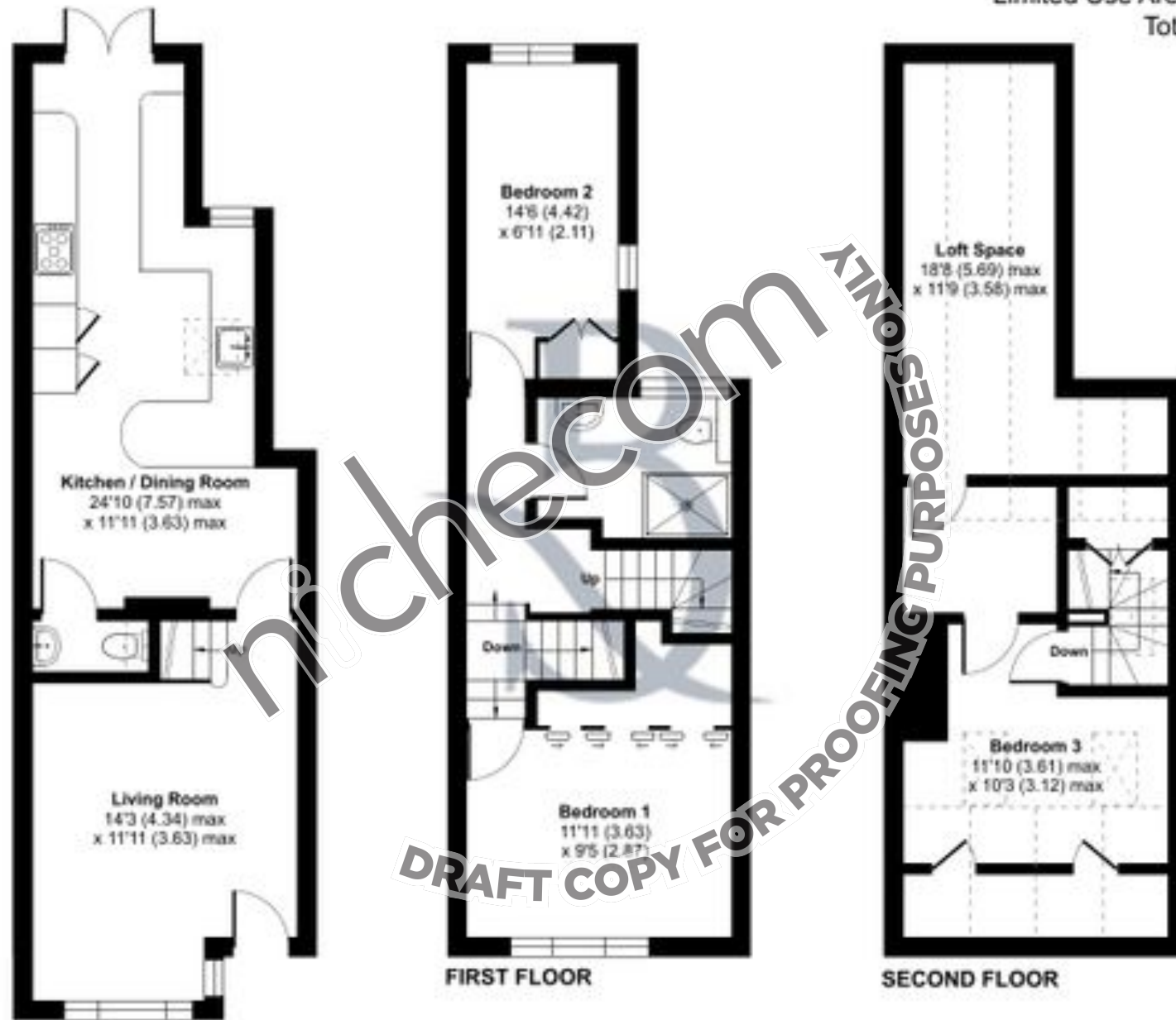
From Beaconsfield Station turn left into Station Road and proceed on the B474 to the roundabout at Aylesbury End, turn left into London End and then take the first turning at roundabout onto Park Lane. Take the first on the left into Candlemas Lane and immediately left into Shepherds Lane where the property can be found on the right hand side.





Approximate Area = 971 sq ft / 90.2 sq m
Limited Use Area(s) = 240 sq ft / 22.2 sq m
Total = 1211 sq ft / 112.4 sq m

For identification only - Not to scale



Denotes restricted head height

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BARTRAMS

Tel: 01494 870707

Kings Head House, 15 London End
Beaconsfield, Buckinghamshire HP9 1HN

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