



21 OLD TOWN CLOSE, BEACONSFIELD, BUCKS, HP9 1LF

Winkworth



**21 OLD TOWN CLOSE, BEACONSFIELD,
BUCKINGHAMSHIRE, HP9 1LF**

**TUCKED AWAY IN A QUIET YET CENTRAL
LOCATION, THIS BEAUTIFULLY PRESENTED
THREE BEDROOM HOUSE IS IDEAL FOR THOSE
WANTING EASY ACCESS TO LOCAL AMENITIES
AND BEACONSFIELD SCHOOLS**

- Beautifully presented
- 3 bedrooms
- 17'10 living room
- Kitchen breakfast room
- Conservatory
- Walking distance to local shops and schools
- Ample parking
- EPC D

Inside, an entrance hall leads into a 17'10 light filled reception room with archway through to the modern kitchen. The kitchen comprises a good range of wall and base units with wooden worktops, space for appliances and breakfast bar seating. This in turn leads to a tiled conservatory with double doors out to the garden.



On first floor level are 2 bedrooms, each with built-in wardrobes along with a modern family bathroom with P shaped bath and shower attachment over. The master bedroom is located on the second floor with dressing area and cloakroom.

To the front of the property is ample on street parking along with an allocated parking space. The rear paved, low maintenance garden provides the perfect spot for alfresco entertaining.

£575,000 Freehold

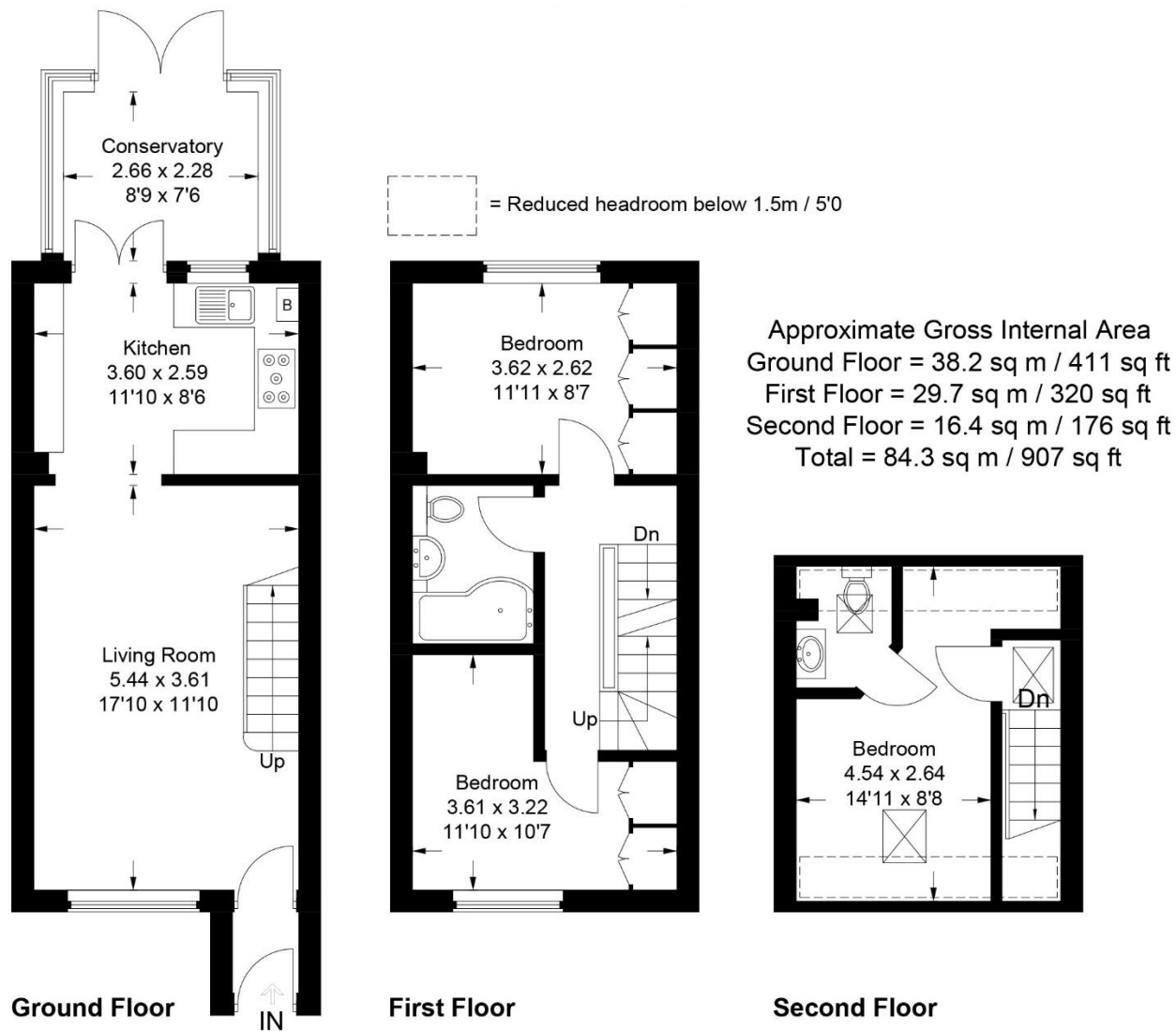
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Beaconsfield Old Town is particularly popular for its charm, character and abundance of good eateries and boutiques. It also has the appeal of rugby and cricket grounds. The New Town as the name suggests is more modern in style with a good selection of shops, including Waitrose, Sainsbury's and Marks and Spencer's Simply Food. Again, there are some fine restaurants along with a selection of banks and a library.

The trainline in the New Town delivers a regular, fast service into Marylebone in 23 minutes and the M40 (junction 2) is a short drive away providing easy access to London, Oxford, Birmingham and the M25 network.

The area is well known for its excellent schooling with a good selection of grammar, primary, secondary and independent schools within easy walking distance.





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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