



BUTLERS COURT ROAD, BEACONSFIELD, HP9 1SG

Winkworth



**BUTLERS COURT ROAD, BEACONSFIELD,
BUCKINGHAMSHIRE, HP9 1SG**

**A FIVE BEDROOM DETACHED HOME
OFFERING EXCELLENT ACCOMMODATION
WITH PRETTY REAR GARDEN AND IN
CATCHMENT FOR BUTLERS COURT SCHOOL**

- Available immediately
- Detached home
- Over 2,000 sq ft of accommodation
- Bright double aspect reception room
- Five bedrooms
- Family bathroom and separate shower room
- Pretty rear garden
- Double garage
- Off street parking
- Popular location
- EPC C

This five-bedroom home is ideal for those wanting a well-located, spacious property in good condition close to both Butlers Court School and woodland walks. With a well-planned layout, the property comprises a large hallway, bright dual aspect reception room, family room with doors to garden and to integral garage, recently fitted kitchen with ample wall and base units, WC, and upstairs, five well presented bedrooms and two bathrooms.

The front of the property provides a generous sized driveway alongside lawned areas. Separate gates to the right provide further parking and access to the rear garden. The sunny garden is largely laid to lawn with flowerbeds, shrubs and bushes providing colour along with hedging to the perimeter adding privacy.



£2,995 per calendar month

BEACONSFIELD OFFICE +44 (0) 1494 677978
beaconsfield@winkworth.co.uk

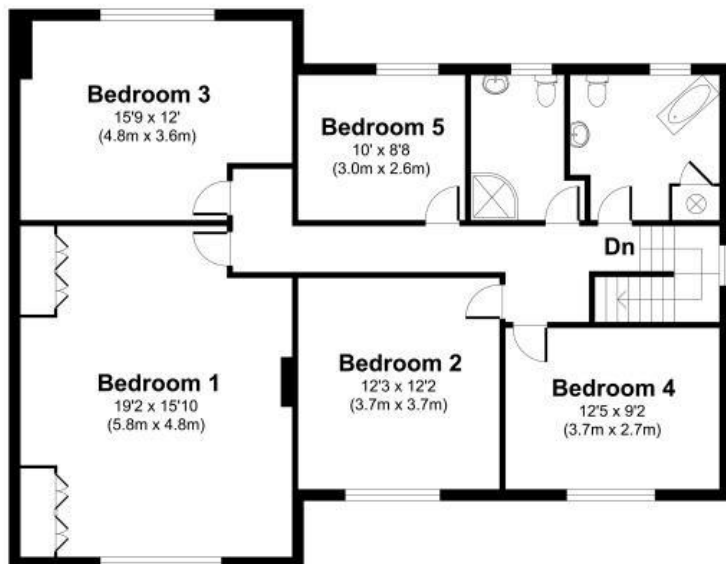
LOCATION

Butlers Court Road offers easy access to both the picturesque Old Town with boutique shops, pubs and restaurants and the New Town with a comprehensive range of facilities. Access from Butlers Court Road into Walkwood wood provides pretty shaded walks. The property is well served by road and rail links with Beaconsfield station at approx. 1.8 miles taking you into London in a journey time from 22 minutes. The M40 meanwhile at less than two miles away provides fast access to the M25, Heathrow and London.

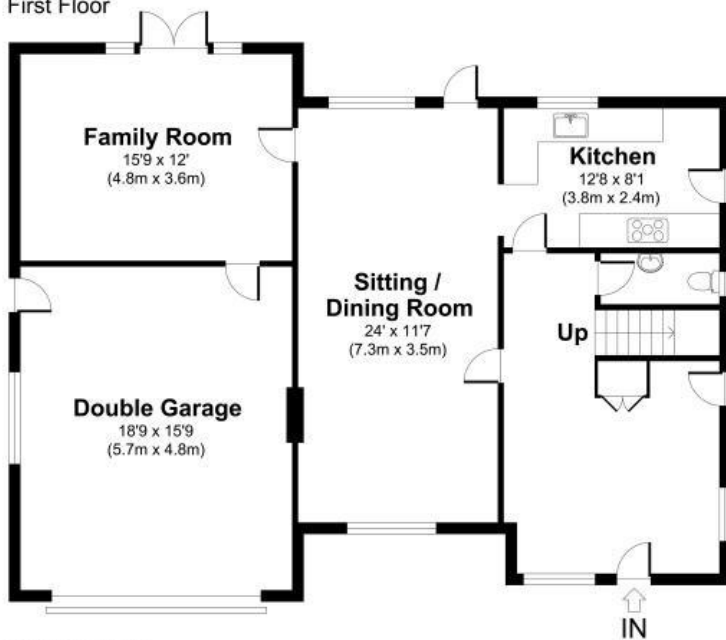
SCHOOLS

The area is well regarded for its excellent grammar schooling including Royal Grammar, John Hampden and Beaconsfield High Schools. The popular catchment primary school Butlers Court along with both the High School (grammar girls) and Beaconsfield Secondary School are all within walking distance at approx 0.5 miles away.





First Floor



Ground Floor

Butlers Court, HP9 1SG

APPROX. GROSS INTERNAL FLOOR AREA 2196 SQ FT / 204 SQ M. INC. GARAGE
 FROSTBLET11627-F: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2016.

Beaconsfield Office

46 London End, Beaconsfield, HP9 2JH
 +44(0) 1494 677978 | beaconsfield@winkworth.co.uk

Country House Department

1 Lumley Street, London, W1K 6TT
 +44(0) 20 7871 0589 | countryhouse@winkworth.co.uk

Winkworth.co.uk/estate-agents/beaconsfield

Under the Property Misdescriptions Act 1991, these particulars are a guide and act as information only. All the details are given in good faith and are believed to be correct at the time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

Winkworth