



TILSWORTH ROAD, BEACONSFIELD, HP9 £2,250 PCM (£519 PW)

Winkworth

TILSWORTH ROAD, BEACONSFIELD, HP9

AVAILABLE IMMEDIATELY - A FOUR BEDROOM DETACHED HOME OFFERING EXCELLENT ACCOMMODATION, WITH STUNNING REAR GARDEN AND IN CATCHMENT FOR THE EVER POPULAR BUTLERS COURT SCHOOL IN BEACONSFIELD

This four bedroom home is ideal for those looking to rent a property in good condition close to both Butlers Court School and woodland walks with features including a well planned layout, off street parking for several cars and a stunning rear garden.

ACCOMMODATION

The ground floor is practically laid out with a central hallway providing access to all rooms on ground floor level. To the left the double aspect reception room allows light to flood in throughout the day along with direct access out onto the patio and beautiful garden. To the rear, the kitchen has a good range of wall and base units, stainless steel sink and drainer, oven, hob and extractor, washing machine, fridge freezer and dishwasher. A side door gives access to a covered porch area, the rear garden and garage. Also on ground floor level is a cloakroom with WC and sink.

Stairs rise to the first floor where there are four bedrooms; two of which over look the pretty garden and two to the front. Each room has built in storage. The family bathroom has been fitted with a contemporary white three piece suite and heated towel rail.

GARDEN AND DRIVEWAY

To the front of the property is a border of lawn alongside an in out driveway with parking for several cars. The driveway leads to directly to the covered porch and front door and also two single attached garages with up and over doors. A flowerbed to the front off the property adds colour and to either side of the property, pedestrian gates gives access to the garden and handy rear access for dogs and muddy boots. The sunny garden is largely laid to lawn with pretty flowerbeds, shrubs and bushes providing colour and hedging to the perimeter adding privacy. A pretty crazy paved patio accessed directly from both the reception and kitchen provides the perfect spot for al fresco entertaining.



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AT A GLANCE...

- Bright double aspect reception
- Kitchen
- Four bedrooms with storage
- Family bathroom
- WC
- Beautiful rear garden
- Two single garages
- Off street parking
- Popular cul-de-sac location
- Unfurnished
- Available immediately

LOCATION

Tilsworth Road is centrally located in the Beaconsfield with easy access to the picturesque Old Town with boutique shops, pubs and restaurants and the New Town with its comprehensive range of facilities. Direct access from Tilsworth Road into Walkwood woods provides pretty shaded walks. It is well served by road and rail links with Beaconsfield station at approximately 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 the ever popular Royal Grammar, John Hampden and Beaconsfield High Schools. The popular catchment primary school, Butlers Court Primary School along with both the High School (grammar girls) and Beaconsfield Secondary School are all within walking distance at approx 0.5 miles away.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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