



OLD FARM CLOSE, KNOTTY GREEN, HP9



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AVAILABLE IMMEDIATELY - A FOUR BEDROOM DETACHED HOME WITH INTEGRAL GARAGE AND PARKING OFFERING EXCELLENT FAMILY SIZED ACCOMMODATION AND A LOVELY LAWNED REAR GARDEN SET AT THE END OF A NO THROUGH ROAD.

This well presented family home is ideal for those looking to rent a property in a peaceful location, with easy access to the comprehensive amenities in Beaconsfield New Town. Benefits include a well-planned layout, four bedrooms and three reception rooms, one bathroom, one shower room, integral garage, off street parking for several cars and a beautiful, mature lawned garden.

ACCOMMODATION

The ground floor is practically laid out with a central hallway providing access to kitchen, dining, office and main reception room. To the left, the double aspect reception room allows light to flood in throughout the day. A sliding door gives direct access out onto the patio and garden while internal French doors lead into the dining room with rear garden views. The kitchen comprises a good range of cream wall and base units complemented by a tiled work surface. Integral appliances include double oven, gas hob, fridge and dishwasher. This leads into a breakfast area with ample space for a table and chairs. Adjacent to the kitchen, a large practical utility offers generous additional storage along with sink, tall fridge, tall freezer, washing machine, dryer and doors both into the garage and out to the rear garden. Overlooking the front of the property, the office and family rooms offer well presented and flexible living accommodation. 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 overlook the rear garden and two to the front aspect. The family bathroom has been fitted with a panelled jacuzzi bath with shower over, WC and wash hand basin with vanity unit. The master bedroom also benefits from a shower room with newly installed fittings.

AT A GLANCE...

- Available now
- Four bedrooms
- Two bathrooms
- Three reception rooms
- Kitchen breakfast room
- Ample off street parking
- Integral garage
- Flat, lawned garden
- No through road location

GARDEN AND DRIVEWAY

To the front of the property a large driveway provides parking for five cars and leads to the integral double garage with automatic door. Please note, the house is not let with the detached garage to the left of the house. A gate leads through to the rear garden which is largely laid to lawn with flowerbeds, shrubs and bushes providing colour and hedging to the perimeter adding privacy. A paved patio accessed from both the reception and utility room provides the perfect spot for al fresco entertaining.

LOCATION

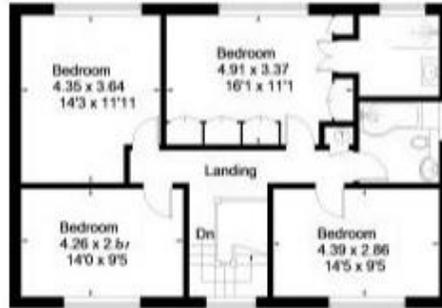
The property is within easy access of Beaconsfield and its comprehensive range of amenities in both the old and new town. A popular commuter town, Beaconsfield is well served by road and rail links. The train station is only 1 mile away with fast trains taking you into London in 22 minutes. The M40 is less than three miles away providing fast access to the M25, Heathrow, London and Oxford.

SCHOOLS

The area is well regarded for its excellent grammar schooling and there are also a good number of state and independent schools including St Marys and All Saints C of E Primary School (within catchment), High March (Girls Independent) and Davenies School (Boys Independent).



Old Farm Close, Beaconsfield
 Approximate gross internal area (Inc garage)
 235 sq.m/2527 sq.ft



First Floor



Ground Floor

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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-) | | |
| A | | |
| (81-91) | | |
| B | | |
| (69-80) | | |
| C | | |
| (55-68) | | |
| D | | |
| (38-54) | | |
| E | | |
| (21-37) | | |
| F | | |
| (1-20) | | |
| G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Current: 62, Potential: 77

