



WALDENBURY PLACE, BEACONSFIELD, HP9 1GN

Winkworth





### **3 WALDENBURY PLACE, BEACONSFIELD, BUCKINGHAMSHIRE, HP9 1GN**

**BRIGHT AND SPACIOUS THREE BEDROOM TOWN  
HOUSE FORMING PART OF AN EXCLUSIVE GATED  
DEVELOPMENT APPROXIMATELY 1 MILE FROM  
BEACONSFIELD NEW TOWN**

- Town house set over 3 floors
- Secure gated development built by Banner Homes in 2008
- Three bedrooms
- Two bathrooms
- Lawned garden with patio area
- Allocated parking for two cars
- EPC tbc

Inside, the house has well proportioned reception space and bedroom accommodation. The welcoming entrance hall benefits from a cloakroom and storage cupboard and leads to rooms on ground floor level. The kitchen, overlooking the front of the property has been fitted with a good range of wall and base units complemented by fitted appliances and worksurface with upstand. To the rear, the sitting/dining room gives direct access via French doors out onto the patio and garden.

On first floor level, are two bedrooms (one with built in wardrobes) along with a modern family bathroom with bath and separate shower cubicle.

The master bedroom is located on the second floor and benefits from both an en-suite shower room and separate dressing room.

**£500,000 FREEHOLD**





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

## GARDEN

The rear garden is accessed from the sitting and is mainly laid to lawn offering a degree of privacy thanks to trees to the rear. A patio provides the ideal spot for al fresco entertaining.

## LOCATION

Waldenbury Place is on the southerly edge of the picturesque town of Beaconsfield with its comprehensive range of restaurants and shops. It is well served by road and rail links with Beaconsfield station at 1.8 miles taking you into London in a journey time from 22 minutes.

The M40 meanwhile is approximately 1 mile away providing fast access to the M25, London and Oxford.

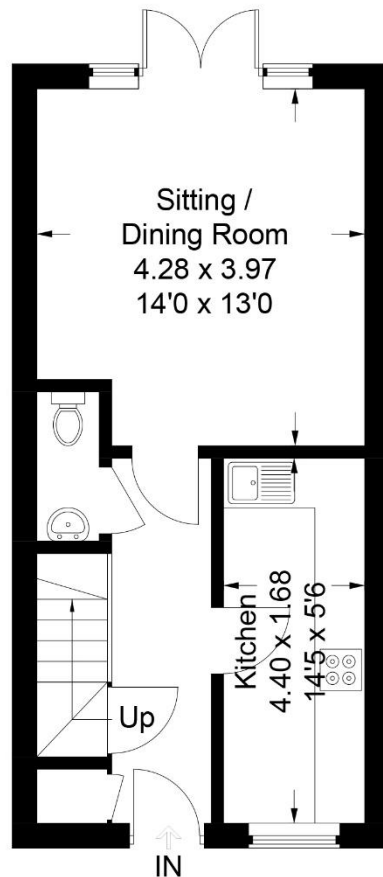
## SCHOOLS

The area has excellent schools including Holtspur Primary school only 0.5 miles away, High March school (girls' preparatory school) only 2 miles away and Davenies (boys preparatory school) at 2.1 miles. The selective grammar school system with schools both in Beaconsfield and nearby High Wycombe are also well regarded.

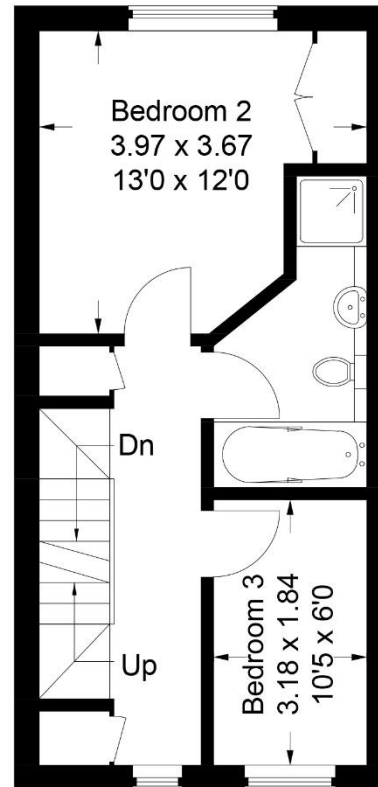




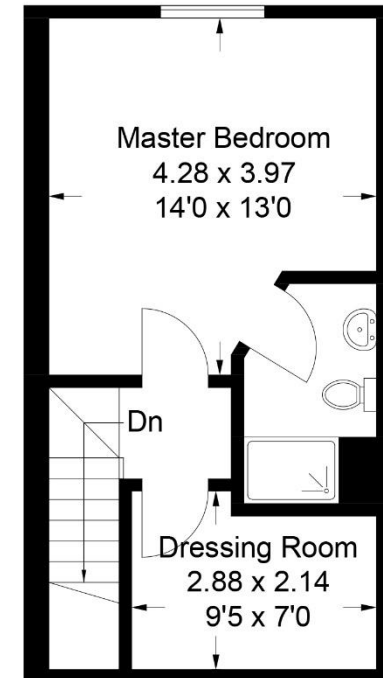
Approximate Gross Internal Area  
 Ground Floor = 35 sq m / 377 sq ft  
 First Floor = 35 sq m / 377 sq ft  
 Second Floor = 31 sq m / 334 sq ft  
 Total = 101 sq m / 1,087 sq ft



**Ground Floor**



**First Floor**



**Second Floor**

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.

© CJ Property Marketing Ltd Produced for Winkworth

### 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](http://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**