



## A THREE BEDROOM TOWNHOUSE TUCKED AWAY IN A QUIET CUL DE SAC

BLUE DRAGON YARD  
BEACONSFIELD, BUCKINGHAMSHIRE, HP9 1GW

Unfurnished, £2,500 pcm + fees and other charges apply.\*

Available from 06/09/2019





**A THREE BEDROOM TOWNHOUSE  
TUCKED AWAY IN A QUIET CUL DE SAC,  
CENTRALLY LOCATED BETWEEN BOTH  
OLD AND NEW BEACONSFIELD**

**BLUE DRAGON YARD  
BEACONSFIELD, BUCKINGHAMSHIRE,  
HP9 1GW**

**£2,500 pcm - Unfurnished**

- 3 Bedrooms • 2 Bathrooms • 1 Reception
- Townhouse • Modern • Unfurnished • Garden •
- Parking • EPC Rating = C • Council Tax = G

**Situation**

Beaconsfield Old Town has many restaurants and public houses. A market is held every Tuesday and farmers markets on the last Saturday of each month. The picturesque Old Town dates to the thirteenth century and local facilities include independent retail and antique shops, and a variety of restaurants and public houses.

The area is well known for its all-round quality schooling and the retention of the grammar school system. Preparatory schools available in Beaconsfield include Davenies for boys and High March for girls in addition to state primary schools.

Sports enthusiasts are well catered for with nearby tennis, riding, squash, golf, cricket, rugby and football clubs and for those who love the outdoors, lovely walks within the Hall Barn Estate, and within the Chilterns Area of Outstanding Natural Beauty.

For details of current secondary school catchment areas, please visit  
[www.buckscc.gov.uk/schools/admissions/PostcodeChecker.asp](http://www.buckscc.gov.uk/schools/admissions/PostcodeChecker.asp).

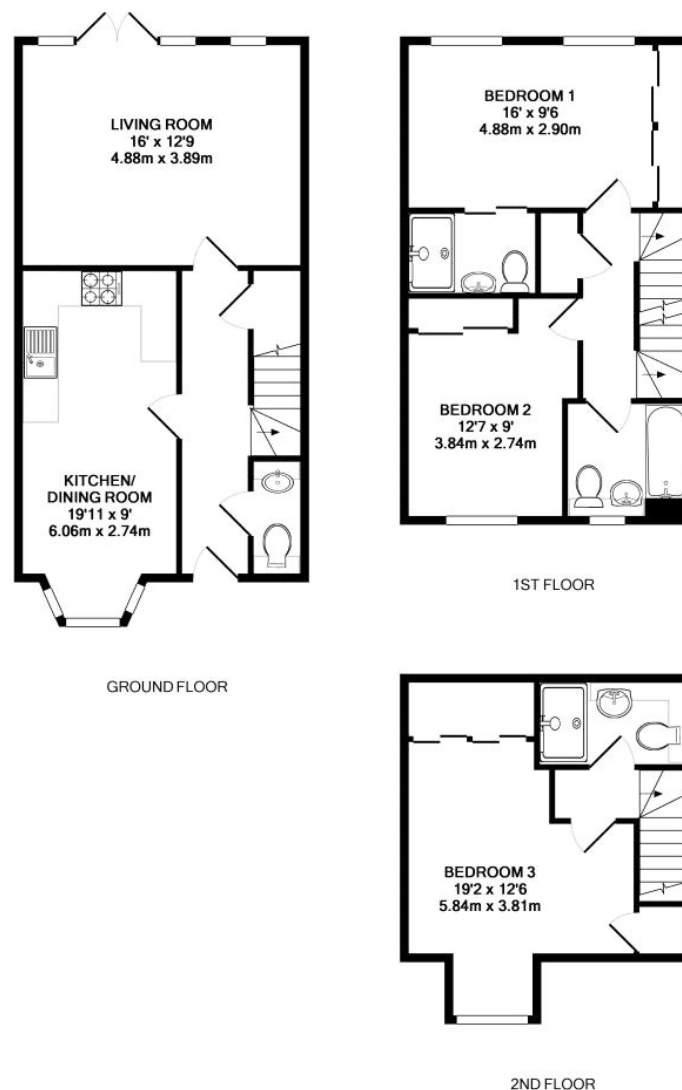
**Energy Performance**

A copy of the full Energy Performance Certificate is available on request.

**Viewing**

Strictly by appointment with Savills.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## FLOORPLANS

Gross internal area: 114m<sup>2</sup>

### Description

#### GROUND FLOOR:

Entrance hall  
Kitchen/breakfast/sitting room  
W.C.

#### FIRST FLOOR:

Double bedroom with fitted wardrobes and en suite shower room  
Double bedroom with fitted wardrobes  
Family bathroom

#### SECOND FLOOR:

Master with fitted wardrobes and adjacent shower room

#### OUTSIDE:

Garden with patio  
Off street parking for 1 car

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190704ALSV

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## Beaconsfield Lettings

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**savills.co.uk**