



GATED FAMILY HOME WITH MODERN FEATURES AND SPACIOUS ROOMS THROUGHOUT

DREWS PARK

KNOTTY GREEN, BEACONSFIELD, BUCKINGHAMSHIRE, HP9 2TT

Unfurnished, £9,000 pcm + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 01/04/2019

savills

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£9,000 pcm - Unfurnished

- 6 Bedrooms • 6 Bathrooms • 3 Receptions
- Gated driveway • Unfurnished • Garden •
- Garage with 4 person sauna • Modern • EPC
Rating = C • Council Tax = H

Situation

Drews Park is a lovely private residential no through road about 1.5 miles north of Beaconsfield New Town, offering a more rural, leafy atmosphere. In the town lies an extensive range of quality shops together with a mainline railway station providing a regular commuter service to London Marylebone.

There is a range of schooling available in the area, both state and private together with sporting amenities including a selection of golf, tennis, squash, cricket and rugby clubs and various health and fitness centres.

The M40 is about 3 miles at junction 2, connecting with the M25 and main motorway network. Heathrow airport via the M40, M25 and M4 is about 16 miles.

Energy Performance

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

Viewing

Strictly by appointment with Savills.



Drews Park, Knotty Green, Beaconsfield

Approximate Gross Internal Area
595.0 sq m / 6404 sq ft (Including Garage)
Store = 6.9 sq m / 74 sq ft
Total = 601.9 sq m / 6478 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 165637

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Description

GROUND FLOOR:

Kitchen/family/breakfast room
Sitting room with open fire
Dining room
Playroom
Coat cupboards
Utility

FIRST FLOOR:

Large master bedroom with dressing area and en suite bathroom with separate shower
Guest bedroom with fitted wardrobes and en suite bathroom with separate shower
Large double bedroom with fitted wardrobes and en suite bathroom with separate shower
Double bedroom with fitted wardrobes and en suite shower room
Double bedroom with fitted wardrobes and en suite shower room
Airing cupboard
Reading area upstairs

SECOND FLOOR:

Double with fitted wardrobes
Shower room
Cinema room with projector
Airing cupboard

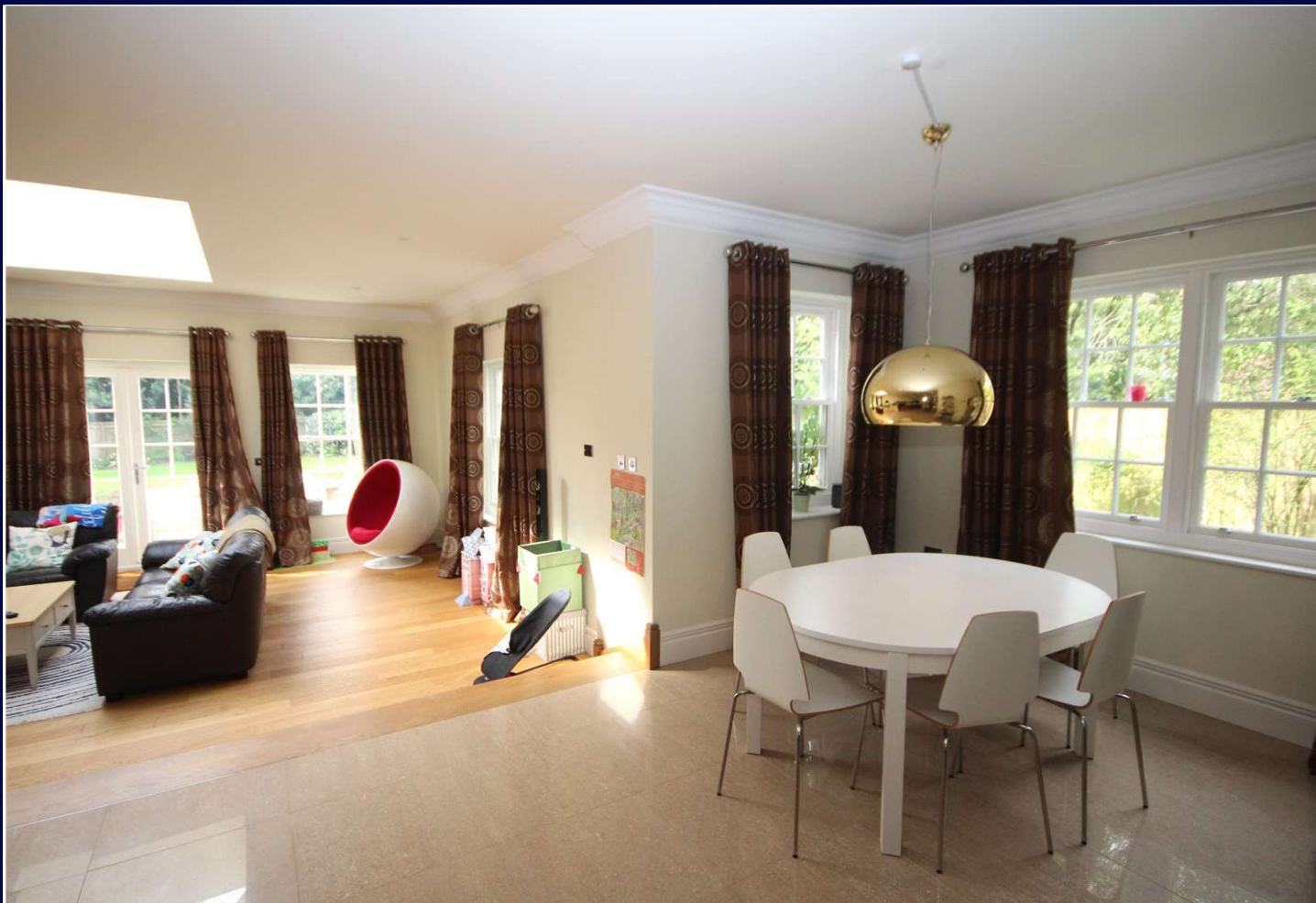
OUTSIDE:

Garage with 4 person sauna
Rin store

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

FLOORPLANS

Gross internal area: 6404 sq ft, 595 m²



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee – charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20190319ALSV**

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Beaconsfield Lettings

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