



# Spacious detached family home in "Golden Triangle"

**Westfield Road, Beaconsfield, Buckinghamshire, HP9**

£4,500 pcm plus fees apply, Unfurnished  
Available from 23.03.2020





Unfurnished • Kitchen/breakfast room • Garden • Garage • Parking

### Local Information

London (Marylebone from 23 minutes). M40 (J2) 3 miles. Heathrow airport 16 miles. Central London 26 miles. Situated on a sought after tree lined residential road in Beaconsfield. The house is within 0.6 miles of the town and station. Beaconsfield New Town offers an excellent range of shops for day to day needs including Waitrose, Sainsburys and Marks and Spencers Simply Food. The larger towns of High Wycombe (John Lewis store), Windsor and Reading are all accessible via either the M4 or M40 motorways. The mainline train service runs to London Marylebone (fastest train 23 minutes). The M40 (J2) is located just 3 miles distant, giving access to London, Oxford, Birmingham, Heathrow and the M25.

Buckinghamshire is renowned for its choice and standard of schooling and is one of the last counties to retain the traditional Grammar school system. For details of current secondary school catchment areas, please visit Buckinghamshire County Council website. Private schools in Beaconsfield include Davenies for boys and High March for Girls.

### About this property

#### GROUND FLOOR:

Entrance hall  
Kitchen/breakfast room

Drawing room  
Dining room  
Family room  
Study  
Utility room  
Coats  
W.C.  
Under stairs cupboard

#### FIRST FLOOR:

Master bedroom with fitted wardrobes and bathroom with separate shower  
Dressing room  
Double bedroom with fitted wardrobes and en suite bathroom with shower over bath  
Bedroom with fitted wardrobes and desk  
Bedroom with fitted wardrobes and desk  
Bathroom with separate shower  
Linen cupboard

#### OUTSIDE:

Double garage  
Garden with summerhouse  
Driveway parking with automatic gate

#### Furnishing

Unfurnished

#### Local Authority

South Bucks District Council,  
Beaconsfield

#### Energy Performance

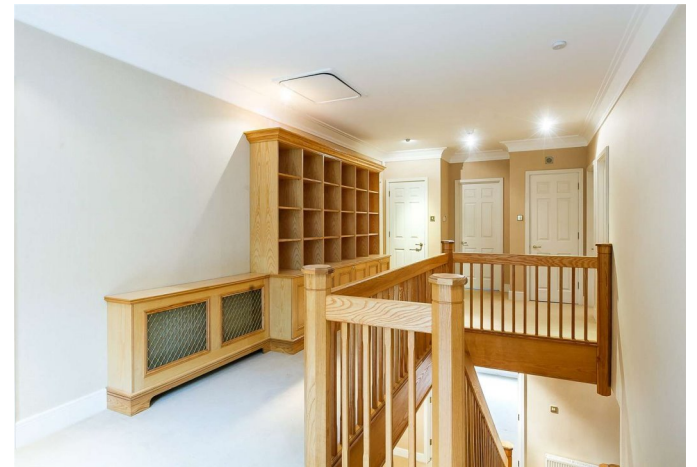
EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior







Westfield Road, Beaconsfield, Buckinghamshire, HP9  
Gross Internal Area 3383 sq ft, 314.3 m²

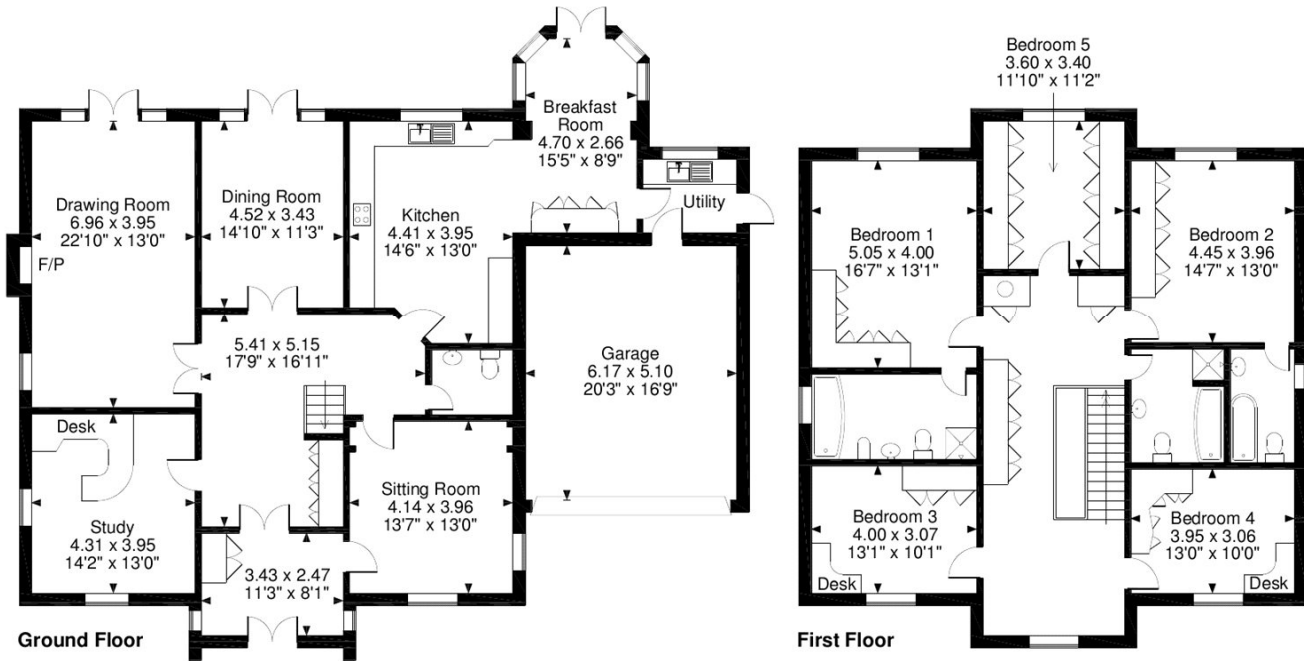
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25A Westfield Road, Beaconsfield  
Main House gross internal area = 3,044 sq ft / 283 sq m  
Garage gross internal area = 339 sq ft / 32 sq m  
Total gross internal area = 3,383 sq ft / 315 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	69	76
EU Directive 2002/91/EC		

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\*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
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