

# Hamptons

INTERNATIONAL

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**Tilsworth Road, Beaconsfield, HP9**

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GUIDE PRICE

**£1,350,000**

**(£1,350,000)**

## Property details

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### Key features

- **Spacious family home close to soug**
- **Flexible accommodation perfect for**
- **Set back from the road with a large**
- **Huge potential to extend and enhai**

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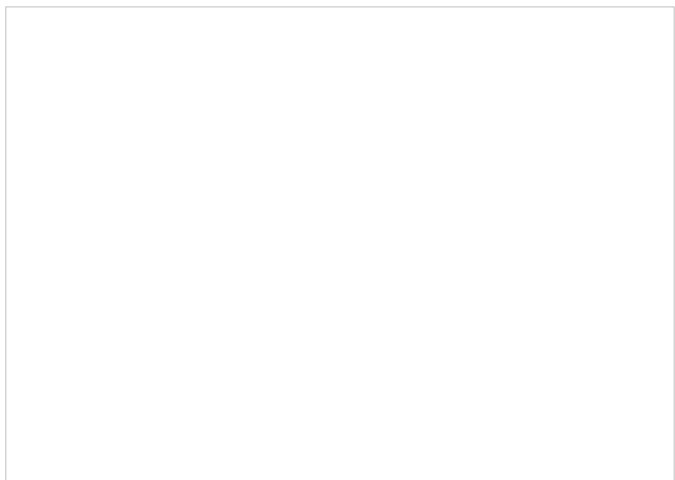
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## Description

Spacious family home close to highly sought after schools. The versatile living accommodation includes a large dual-aspect sitting room, dining room, family room and study. Modern shaker kitchen with breakfast bar and utility room. Four double bedrooms upstairs, including a principal with en-suite shower room. This well-proportioned family home offers spacious and versatile accommodation arranged over two floors, ideal for modern family living and entertaining. The ground floor comprises a welcoming entrance hall leading through to the principal reception rooms. The dining room is positioned adjacent to the kitchen, creating an excellent space for both everyday family life and entertaining, and flows through to an exceptionally large sitting room. This impressive room benefits from a dual aspect and large windows which flood the space with natural light. There is also a separate family room with an attractive aspect to the front, providing a more informal living space, as well as a study which is ideal for those working from home. The kitchen is fitted with a modern shaker-style range of units and features a butler's sink, induction hob and a breakfast bar for informal dining. A separate utility room provides additional storage and space for appliances. Upstairs, the property offers four double bedrooms. The principal bedroom benefits from a modern en-suite shower room, while a family bathroom serves the remaining three bedrooms. There is also useful eaves storage and a separate store room accessible from the third bedroom. Outside the property is well set back from the road and approached via a block-paved driveway providing ample parking for several vehicles, as well as access to the double garage. The front garden is predominantly laid to lawn, complemented by well-stocked flowerbeds that frame the entrance and add colour and seasonal interest. There is side access to the generous rear garden, which features an extensive lawn bordered by mature hedging, providing a high degree of privacy and seclusion. To the rear of the property, a paved terrace offers an ideal space for outdoor entertaining and dining. A second terrace is positioned towards the rear of the garden to capture the sun throughout the day, and is complemented by a useful summerhouse. Situation Located within close proximity to both Beaconsfield Old Town and New Town. Beaconsfield is also well known for its excellent selection of highly regarded state and independent schools. Beaconsfield mainline station provides a direct service to London Marylebone, with the fastest journey taking under 30 minutes. Road connections are excellent, with the nearby M40 and M25 providing convenient access to central London, Heathrow and Gatwick airports, as well as the wider motorway network. Beaconsfield New Town is particularly popular with families and commuters due to its extensive shopping facilities, while the picturesque Old Town, dating back to the 13th century, offers a charming selection of restaurants, supermarkets, independent retailers, a weekly Tuesday market and a monthly Saturday farmers' market. There is also direct access to nearby Walkwood from Tilsworth Road, providing a variety of woodland walks and outdoor space. Property Ref Number: HAM-64202







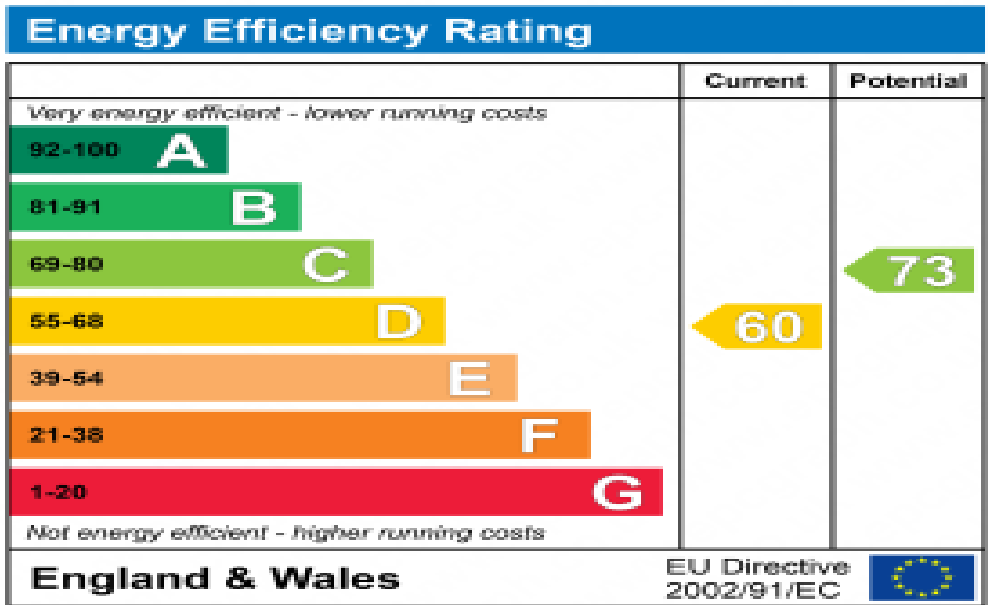
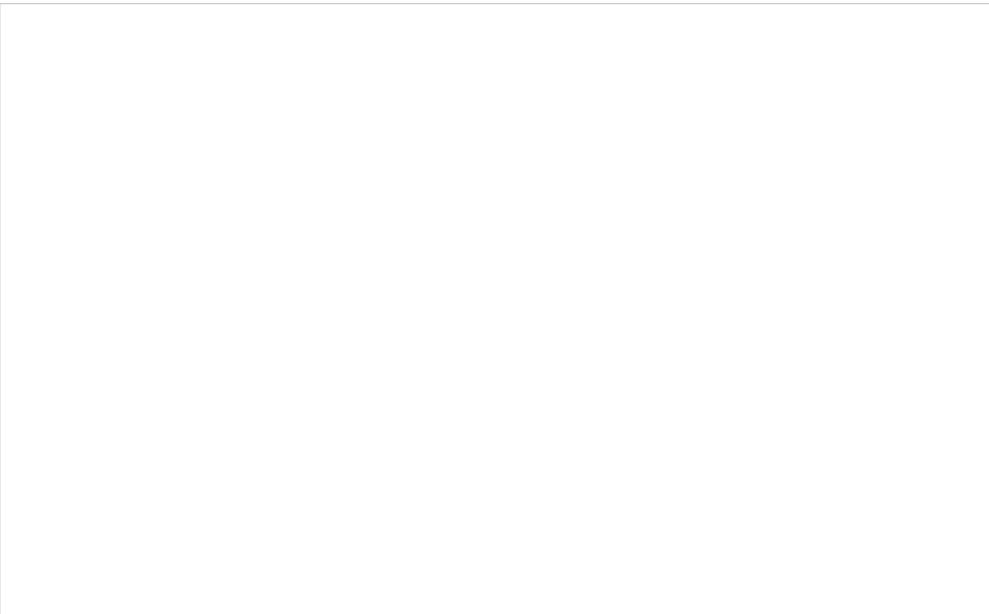








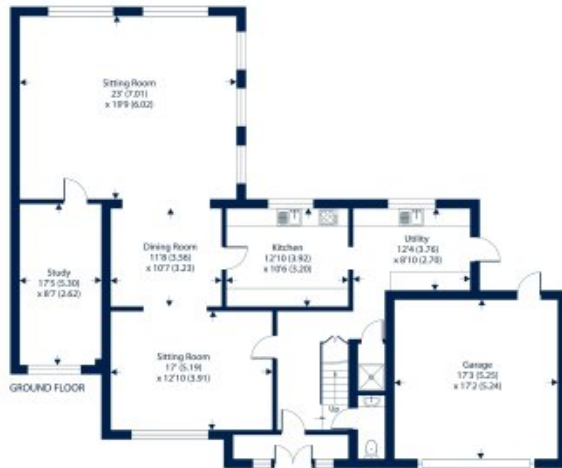




# Floor plan

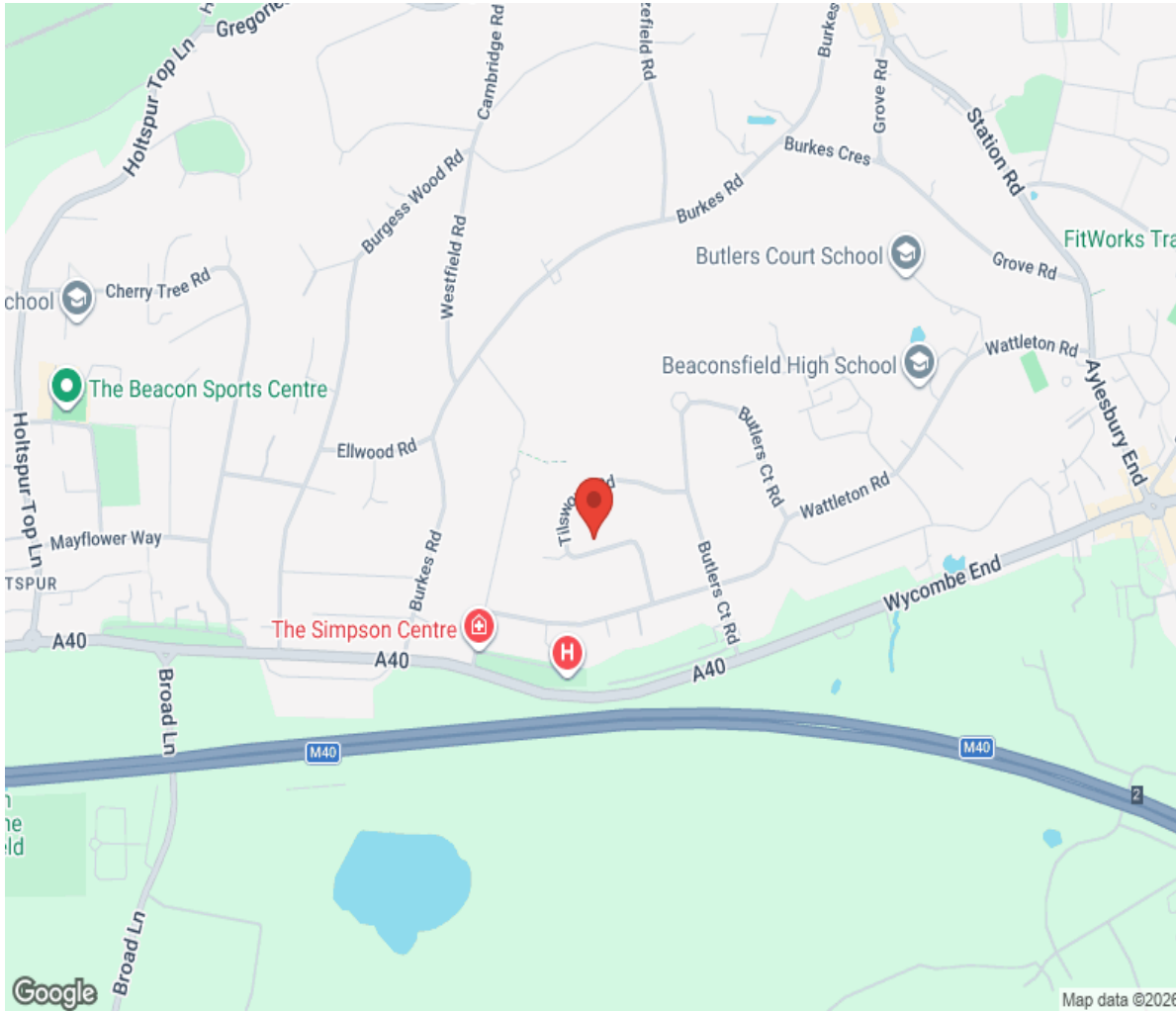
Approximate Area = 2325 sq ft / 215.9 sq m  
 Limited Use Area(s) = 92 sq ft / 8.5 sq m  
 Garage = 296 sq ft / 27.4 sq m  
 Total = 2713 sq ft / 252 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

# Location



**Hamptons**

INTERNATIONAL

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