

CRENDON **H**OUSE

Est. 1971

Beaconsfield - Family Home Guide Price £1,100,000- Freehold



An attractive 1950's detached property offering bright & spacious accommodation, situated in a popular cul-de-sac location within walking distance of local amenities.

This large family home has been tastefully extended over time to provide extensive ground floor accommodation including a 23ft Living Room, Dining/Family Room, Fitted Kitchen, Study/Home Office & a Utility Room with WC. Further accommodation comprises - 4 Double Bedrooms (en-suite to master bedroom), Family bathroom, Garage with driveway for 3 + vehicles and a large & private rear garden. There are numerous further benefits including but not limited to being within catchment of popular local schools, easy access for the M40, gas central heating, double glazing & considerable storage throughout.

Tastefully Extended
4 Double Bedrooms
3 Reception Rooms

Generous Plot
En-Suite to Master Bedroom
Utility Room/Downstairs WC

27 Crabtree Close, Beaconsfield, Buckinghamshire, HP9 1UQ



Entrance Hall:

Stairs rising to first floor, radiator, double glazed window to side aspect

Living Room: 22' 8" x 12' 10" (6.92m x 3.92m)

Leaded light bay double glazed window to front aspect, 2 radiators, gas fire with ornamental mantelpiece surround & stone hearth.

Dado rail, coving, French doors to -

Dining Room: 14' 6" x 12' 6" (4.42m x 3.81m)

Double Glazed patio doors opening to the rear garden, radiator, coving

Study/Home Office: 14' 1" x 7' 8" (4.3m x 2.34m)

Double glazed window to rear aspect, radiator, telephone point, coving

Kitchen: 18' 9" (max) x 10' 11" (max) (5.71m x 3.32m)

Fitted with a range of base & eye level units with roll-top work surfaces incorporating a one & a half bowl sink with drainer & mixer tap, Range gas oven with 6-ring burner hob and fitted extractor overhead, space for washing machine/dishwasher, fridge/freezer, 2 double glazed windows to side aspect, radiator, under-stairs cupboard

Rear Lobby:

Door to garden

Utility Room/WC:

Fitted cupboards, roll-top work surfaces, space & plumbing for washing machine, radiator, double glazed window to rear aspect, low level WC

First Floor Landing:

Loft access

Master bedroom: 17' 8" x 11' 6" (5.39m x 3.5m)

Bay double glazed window to rear aspect, TV point, fitted wardrobes & bedside units, radiator, coving.

En-suite: 11' 6" x 6' 2" (3.5m x 1.88m)

Wash hand basin vanity unit with cupboards underneath, low level WC, Double walk-in shower, frosted double glazed window to side aspect, airing cupboard housing hot water tank

Bedroom 2: 13' 4" x 10' 7" (4.07m x 3.22m)

Bay double glazed window to front aspect, radiator, coving, wall to wall fitted wardrobes with sliding doors

Bedroom 3: 12' 2" x 10' 7" (3.71m x 3.23m)

Double glazed window to rear aspect, radiator, coving.

Bedroom 4: 10' 11" x 9' 2" (3.34m x 2.79m)

Double glazed window to front aspect, radiator, coving.

Bathroom:

Large Corner bath with wall mounted power shower overhead, wash hand basin vanity unit with cupboards underneath, low level WC, frosted double glazed window to side aspect, radiator.

Please Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

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01628 527766**