



8 The Groves, 46 Station Road, Beaconsfield,
Buckinghamshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

8 The Groves 46 Station Road, Beaconsfield, Buckinghamshire HP9 1AB

Located within striking distance of Beaconsfield Old and New Town, a beautifully presented 2 bedroom first floor apartment offering spacious accommodation and two westerly facing balconies overlooking the private communal grounds.

Beaconsfield mainline station (23 minutes to London Marylebone) 0.7 miles, Beaconsfield town centre 0.3 miles, M40 (Jct 2) 2.1 miles, M25 (Jct 16) 7.5 miles, London Heathrow Airport Terminal 5 13.7 miles, Central London approx. 25 miles

Communal entrance hall with stairs and lift to all floors | Private entrance hall | Kitchen | Living/dining room | Utility room | Principal bedroom with dressing room and en suite | Bedroom two/home office | Family bathroom | Two balconies | Communal gardens | Underground parking for two cars | Lock up storage room | EPC Rating B

The property

The apartment offers spacious accommodation which includes a large lounge/dining room with double doors to a balcony overlooking the communal gardens. The kitchen is open to the lounge/dining area and is well-equipped with a range of built-in Miele appliances, complemented by a separate utility room.

The principal bedroom is of superb proportions with a dressing room and en suite bathroom. Bedroom two offers great space (currently used as a home office) and has use of the main bathroom accessed from the entrance hall.

Outside

To the front, the development is accessed through private electric gates, with parking to either side. The remainder is laid to lawn with landscaped border planting. The communal gardens to the rear of the development have been attractively landscaped for residents' use.

The apartment benefits from two secure parking spaces and a private lock up store room.

Location

The property is just a stone's throw from the town's many bars, restaurants, cafés and shops, and benefits from an excellent rail and road connections to central London. The property lies within the catchment for an outstanding Ofsted rated primary school as well as many other quality independent, grammar and secondary schools in the vicinity.

The town is adjacent to the Chiltern Hills Area of Outstanding Beauty and is close to some excellent golf clubs, including Beaconsfield Golf Club, Denham Golf Club, Stoke Park Golf and Country Club, and Gerrards Cross Golf Club.

Agent note: The vendor of this property is an employee (or a relative, or an associate of an employee) of Strutt and Parker





Floorplans
Internal area 1,305 sq ft (121.2 sq m)
For identification purposes only.



IN

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

From Strutt & Parker's office in Gerrards Cross head south on Packhorse Road and at the A40 traffic lights turn right onto the Oxford Road. Stay on this road for 4.5 miles and take the second exit at the roundabout to stay on the A40. At the roundabout go straight on through the Old Town and at the next roundabout take the third exit on the B474 towards Beaconsfield New Town. Go past The National Film and Television School and the property can be found on the left hand side, just before Candlemas Lane on your right.

General

Local Authority: South Buckinghamshire
Services: Mains gas, electric, water and drainage
Council Tax: Band G
Tenure: Leasehold
Lease: 125 years from 2014
Service Charge: £3,490 per annum
Ground Rent: £500 per annum
Guide Price: £850,000

Gerrards Cross

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Over 45 offices across England and Scotland,
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