

# The **Frost** Partnership

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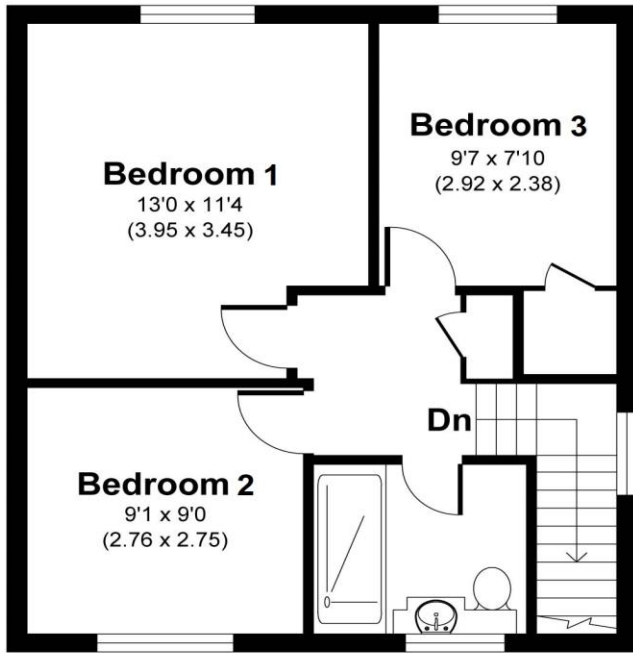
**5 Woodway, Beaconsfield, Buckinghamshire, HP9 1DH**

**Asking Price: £620,000 (Freehold)**

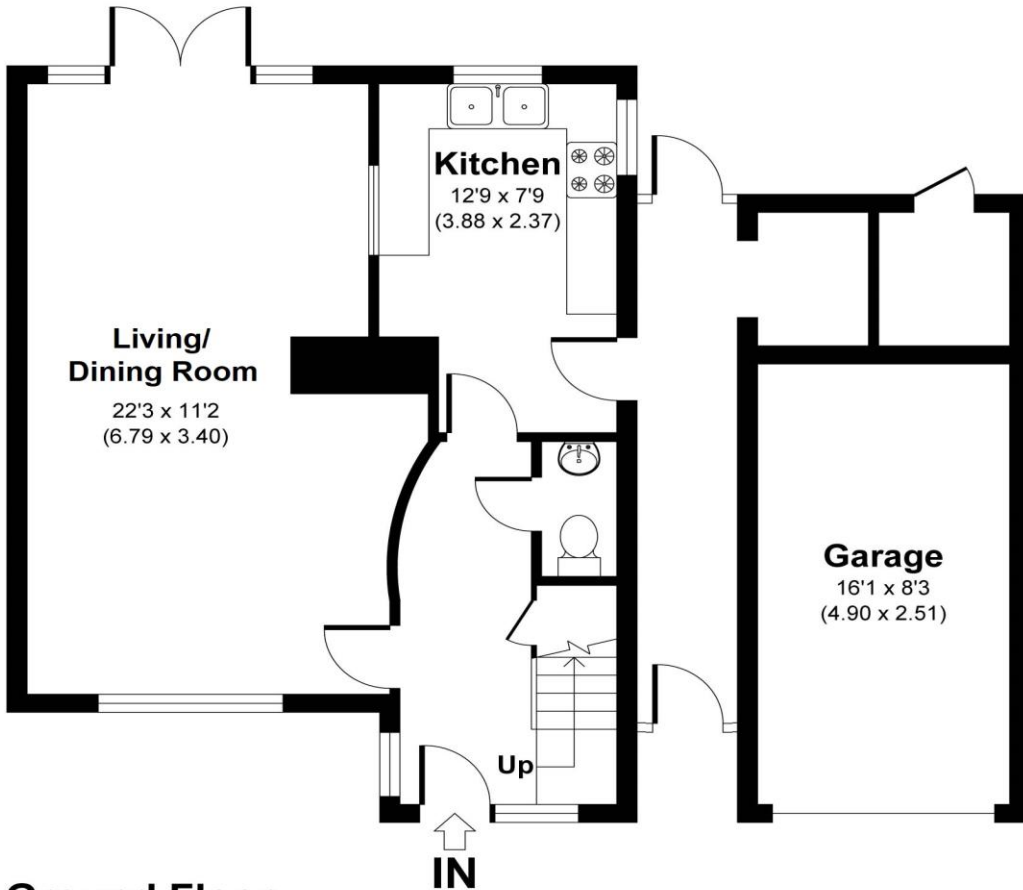


- Three good size bedrooms
- Quiet cul de sac location
- Potential to extend, stnc

- Access and backing onto Nature Reserve
- Beautifully presented
- Garage and driveway



**First Floor**



**Ground Floor**

**Woodway, HP9**

APPROXIMATE GROSS INTERNAL AREA 1064 SQ FT / 98.89 SQ M INC. GARAGE

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**A spacious and well-presented semi-detached house situated in a small quiet cul de sac in a popular area, backing onto the allotments and a Nature Reserve. The property could be extended, subject to the necessary consents.**

## **Ground Floor**

### **Entrance Hall**

Double aspect with sealed unit double glazed windows, radiator, wooden flooring, built in under stairs storage cupboard.

### **Cloakroom**

White suite comprising low level WC with concealed cistern, wash hand basin, sealed unit double glazed window, tiled splashback.

### **Living Room**

Wooden flooring, radiator, sealed unit double glazed windows, picture rail, coving.

### **Dining Room**

Wooden flooring, sealed unit double glazed windows and double doors opening to rear terrace and garden, coving, picture rail, radiator, large serving hatch to:

### **Kitchen**

Comprising large single bowl, single drainer enamel sink unit with cupboard below, washing machine, work surfaces with cupboards and drawers below, fitted wall units, dishwasher, built in four ring induction hob with oven below and extractor hood above, space for fridge/freezer, tiling to walls and floor, double aspect with sealed unit double glazed windows, spot lights, coving, sealed unit double glazed door to covered side passage.

## **First Floor**

Landing with built in airing cupboard with storage space and wall mounted boiler, access to loft space with loft ladder, boarded, and light.

### **Bedroom One**

Sealed unit double glazed windows, radiator, coving.

### **Bedroom Two**

Sealed unit double glazed windows, radiator.

### **Bedroom Three**

Built in deep wardrobe, radiator, sealed unit double glazed windows.

### **Shower Room**

White suite comprising large walk in shower with rainwater style shower and separate sliding shower attachment, vanity wash hand basin, low level WC, tiling to walls and floor, sealed unit double glazed windows, chrome ladder style heated towel rail.

## **Outside**

To the front, driveway leading to Garage with window and power.

## **Gardens**

To the front there is an area of gravel with mature shrubs and a door leading to a Covered Side Passage with a brick built shed with power, further door to Rear Garden which is mainly laid to lawn with flower and shrub borders, terrace area, brick built shed, water tap, light. Gate at the rear of the garden opening to the allotments and Nature Reserve which is great for walks.

## **Agent's Note**

Energy Efficiency Rating is D

Council Tax Band is E



**AGENT'S NOTE**

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**Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.**

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.