



46 Lakes Lane, Beaconsfield - HP9 2LB
£575,000

 **TIM RUSS**
& Company



46 Lakes Lane

Beaconsfield

- Period cottage in the heart of Beaconsfield Old Town
- Westerly facing garden
- Beautifully presented throughout
- Open-plan kitchen and dining room
- Two well-proportioned double bedrooms
- Welcoming sitting room with square bay window
- Wood-burning stove



46 Lakes Lane

Beaconsfield

Set in the heart of Beaconsfield Old Town, this beautifully presented period cottage combines traditional character with a stylish, thoughtfully updated interior.

The sitting room has an immediate sense of warmth, with a square bay window, exposed wooden flooring and a wood-burning stove creating a particularly inviting space. Beyond, the extended ground floor opens into a generous dining area and recently fitted kitchen, providing a sociable layout that works equally well for everyday living and entertaining. The kitchen is finished with shaker-style cabinetry, quality integrated appliances and direct access to the garden.

Upstairs are two comfortable double bedrooms, both light and well proportioned. The bathroom has been refitted in keeping with the character of the house, featuring a freestanding roll-top bath and separate shower.

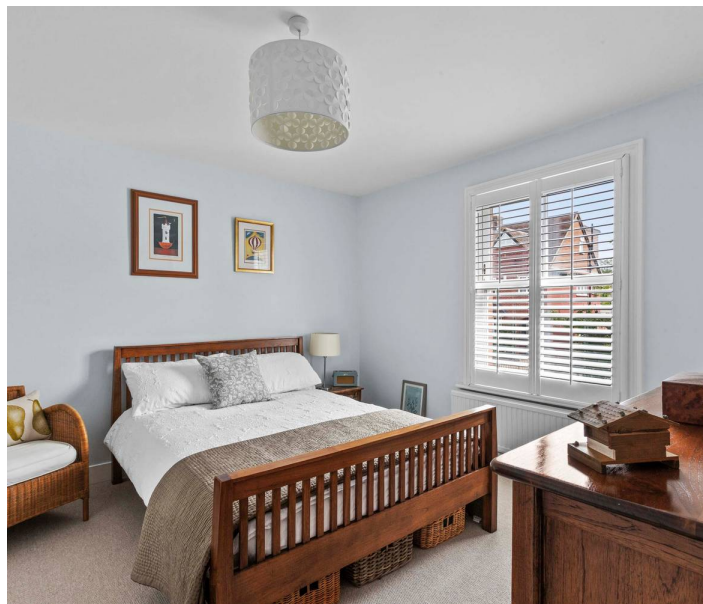
Outside, the long westerly facing rear garden is attractively planted, with a paved terrace for outdoor dining, lawn and established borders providing colour and interest. A substantial outbuilding at the far end offers excellent storage and could suit a variety of practical uses.

Council Tax band: D

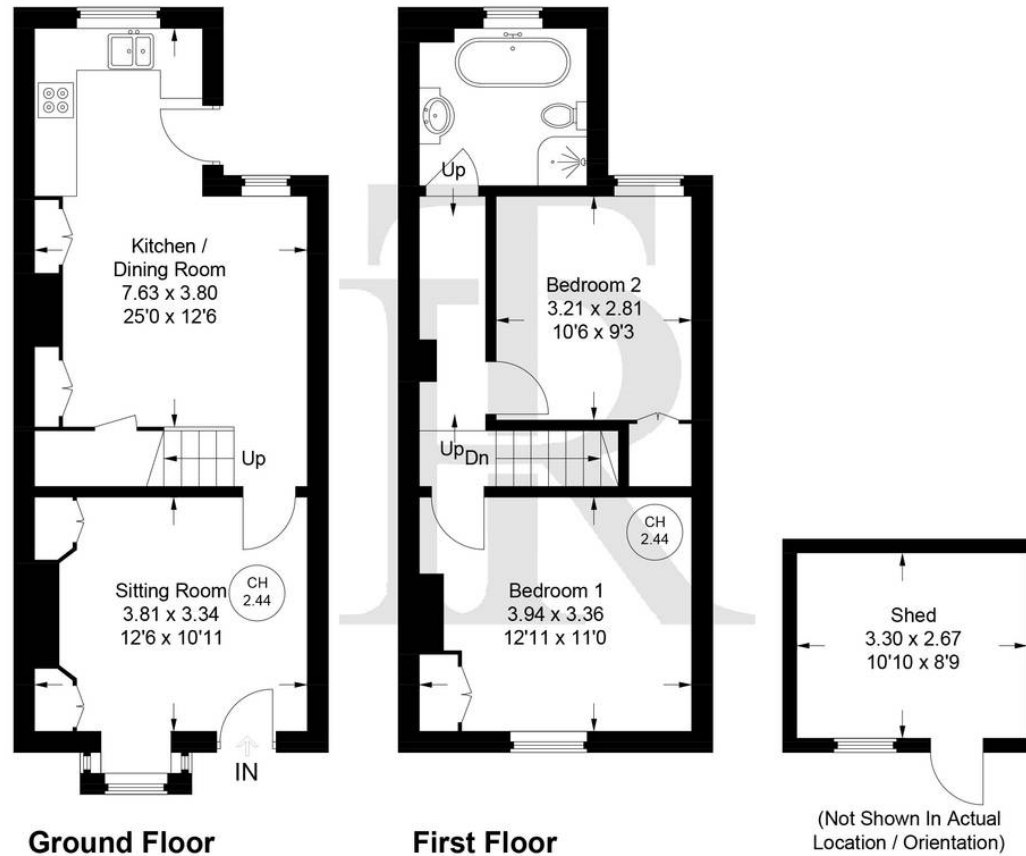
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



CH
2.44 = Ceiling Height



Approximate Gross Internal Area
Ground Floor = 36.4 sq m / 392 sq ft
First Floor = 35.6 sq m / 383 sq ft
Shed = 8.7 sq m / 94 sq ft
Total = 80.7 sq m / 869 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Tim Russ and Company

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