



**109 MAXWELL ROAD
BEACONSFIELD
BUCKINGHAMSHIRE**

A high quality refurbished terraced house by Marla Homes Limited in a very convenient location, just a few minutes walk to the town centre and train station.

**3 BEDROOMS (all with fitted cupboards),
FAMILY BATHROOM,
2 RECEPTION ROOMS, KITCHEN,
CLOAKROOM, DOUBLE GLAZING,
PARKING FOR 2 CARS, GARDEN.**

PRICE: £395,000

RESIDENTIAL LETTINGS

For advice on all aspects of letting your property call Lisa Baldwin on 01494 685518 or lettings@ashingtonpage.co.uk

MORTGAGE ADVICE

Independent advice from James Lea Financial Services.

Call James Walton 01753 886777 or james@jamesleafinancial.co.uk

Ashington Page act as introducers to James Lea Financial Services for mortgage advice

HOME STAGING AND INTERIOR DESIGN

Maximise the market value of your current property by consulting our resident Home Stager Angie Kraft on 07789 750435 or angie@homestyledesign.co.uk

Also, call on Angie to help turn your design dreams for your new property into reality!

For an appointment to view – call 01494 680 018

HALL

CLOAKROOM

LIVING ROOM 20'9" (6.32m) x 10'11" (3.33m) max

DINING ROOM 12'5" (3.78m) x 10'11" (3.33m)

KITCHEN 10'5" (3.17m) x 8'10" (2.69m)

FIRST FLOOR

BEDROOM 1 11'7" (3.53m) x 10'11" (3.33m)

BEDROOM 2 10'11" (3.33m) x 9'10" (3.00m)

BEDROOM 3 8'11" (2.72m) x 8'4" (2.54m)

BATHROOM

Comes with a personalised leather bound A5 Marla Homes Ltd home owner's guide exclusive to your house.

Kitchen Specification

Bespoke fitted kitchen (supplied and fitted by The Kitchen Company Ltd of Uxbridge). Integral stainless steel appliances include - Neff oven, Neff gas hob, Neff gas hob, Neff microwave, Neff extractor, Neff washer/dryer, Neff dishwasher, Neff fridge freezer, waste disposal unit.

Ceramic wall tiles.

Travertine marble floor tiles.

Security and Peace of Mind

NACCOS/SSAIB approved burglar alarm system.

External lighting.

Heat & Insulation

Double glazed UPVC windows and patio doors (rehau frames).

Central heating to radiators.

Quality Fittings and Decor

Solid hardwood front door and frame.

Fitted wardrobes.

Quality sanitary-ware with chrome taps.

Fitted shower head in main bathroom and toughened glass shower screen.

Bath has retractable shower head fitted.

Full height ceramic tiling to bathroom.

Heated chrome towel radiators fitted to bathrooms.

Downstairs cloakroom half ceramic tiled. (Wall hung toilets fitted throughout).

Solid, 2 panel moulded, white doors.

Polished chrome handles and hinges.

TV/fm satellite points to living room, kitchen, dining room and all bedrooms.

Quality carpets fitted throughout.

External Areas

Front garden turfed and landscaped.

Rear garden turfed and landscaped to planning requirements. Also block paved area for two cars parking spaces and access gate to garden.

Socket and tap.

