



**109A MAXWELL ROAD  
BEACONSFIELD  
BUCKINGHAMSHIRE**

*A brand new high quality end of terrace house by Marla Homes Limited in a very convenient location, just a few minutes walk to the town centre and train station.*

**3 BEDROOMS, (two with fitted wardrobes),  
EN SUITE, FAMILY BATHROOM,  
2 RECEPTION ROOMS, KITCHEN,  
CLOAKROOM, DOUBLE GLAZING,  
PARKING FOR 2 CAR, GARDEN.**

**PRICE: £425,000**

**RESIDENTIAL LETTINGS**

For advice on all aspects of letting your property call Lisa Baldwin on 01494 685518 or [lettings@ashingtonpage.co.uk](mailto:lettings@ashingtonpage.co.uk)  
**MORTGAGE ADVICE**

Independent advice from James Lea Financial Services.  
Call James Walton 01753 886777 or [james@jamesleafinancial.co.uk](mailto: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](mailto: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

**LOUNGE** 19'6" (5.94m) x 10'10" (3.30m) max

**DINING ROOM** 11'6" (3.51m) x 9'8"

**KITCHEN** 11'6" (3.51m) x 10' (3.05m)

## FIRST FLOOR

**BEDROOM 1** 12'11" (3.94m) x 9'8" (2.95m)

## EN SUITE SHOWER ROOM

**BEDROOM 2** 10'9" (3.28m) x 9'8" (2.95m)

**BEDROOM 3** 10'9" (3.28m) x 6'7" (2.01m)

## BATHROOM

Comes with a personalized 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.

NHBC Warranty issued on completion.

## Heat and Insulation

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

Central heating to radiators.

Mega Flo system.

Cavity wall and loft insulation to NHBC standards.

## Quality Fittings and Decor

Staircase specification:

Bespoke American white oak staircase with contrasting white spindles (strings, newells, handrail, baserail, newell caps and return balustrade all in American white oak.

Solid hardwood timber front door and frame.

Fitted wardrobes.

Villeroy & Boch sanitary-ware with HansGrohe chrome taps.

Ceiling mounted rain shower (HansGrohe) in main bathroom and en suite.

Bath has retractable shower head fitted (HansGrohe).

Full height ceramic tiling to main bathroom and en suite.

Heated chrome towel radiators fitted to bathrooms.

Downstairs cloakroom half ceramic tiled, (wall hung toilets fitted throughout) and travertine floor tiles.

Contemporary white oak veneered doors.

Polished chrome handles and hinges.

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

Cat 5e cabling fitted.

Quality carpets fitted throughout.

## External areas

Front garden block paved for two car parking spaces and landscaped.

Rear garden turfed and landscaped to planning requirements.

External weather proof power socket and tap.

