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# Gomms Wood Close

Beaconsfield, Buckinghamshire, HP9 1XR



# £485,000 Freehold

With planning permission for a two story side extension to provide extra living and a further two bedrooms ( South Bucks District Council Ref: PL/23/2973/FA ) a delightful semi detached house situated in a cul de sac position in the highly sought-after area of Forty Green. Perfectly blending comfort and style, this delightful home features a reception room filled with natural light, creating a warm and inviting atmosphere ideal for relaxing or entertaining. The well-appointed kitchen/ dining area has double doors leading to a secluded rear garden area, while the two generously sized bedrooms provide restful retreats. The modern bathroom is tastefully designed to meet your daily needs. Outside, the property boasts gardens to the side and rear ideal for outdoor dining, gardening, or simply unwinding in a peaceful setting. Further features include gas central heating, double glazing and off street parking for several cars. Forty Green is a popular location close to Beaconsfield New Town and station which offers an excellent range of shopping facilities including Waitrose, Sainsburys and a Marks and Spencer's Food Hall and a variety of restaurants and cafes. The main line station serves London Marylebone with the fast train now taking about 23 minutes. Junction 2 of the M40 can be found just the other side of the Old Town and provides access to the M25, London, Oxford and Birmingham. The area is renowned for its schooling, both state and private.

### Living Room

16' 6" x 12' 2" (5.03m x 3.71m) Double aspect room with double glazed bay window over looking front aspect and opaque double glazed window over looking side aspect. Feature fireplace with brick hearth and surround. Stairs leading to first floor and landing. Schoolhouse radiator.

### Kitchen/ Breakfastroom

16' 6" x 10' 11" (5.03m x 3.33m) Fitted with Shaker style wall and base units. Pine worksurface with inset Butler sink with mixer tap. Space for cooker. Fitted extractor hood. Plumbed for slim line dishwasher and washing machine. Pantry. with wooden door with clear glass insets and opaque double glazed window. Radiator. Double glazed window over looking rear aspect. Tiled floor. Double casement doors with double glazed glass insets leading to rear.

## First Floor

### Landing

Access to loft which house the Wooster Bosch combi central heating boiler. boiler. Large storage cupboard. Radiator. Double glazed window over looking side aspect.

### Bedroom 1

13' 7" x 10' 5" (4.14m x 3.17m) Large storage/ wardrobe space. Radiator. Two double glazed windows over looking front aspect.

## Bedroom 2

10' 11" x 9' 11" (3.33m x 3.02m) Radiator. Double glazed window over looking rear aspect.

## Bathroom

6' 4" x 5' 6" (1.93m x 1.68m) Partly tiled with a white suite incorporating bath with mixer tap with ceiling shower head and hand held shower attachment, w.c and circular bowl wash hand basin with mixer tap and low level flush w.c. Heated towel rail. Opaque double glazed window over looing rear aspect.

# Outside

## Gardens

There are gardens to three sides of the house. To the front there is a lawn area with a pedestrian pathway, accessed via a wrought iron gate, leading to the front door. Outside light point. To the side there is a further area of lawn with coniferous hedging and wooden fence boundaries and flower bed borders. To the rear there is a wooden decking area with wooden railway sleeper surrounds, wooden fence boundaries and a large wooden garden shed. Outside tap point.

## Parking

Shingle driveway providing off street parking for several cars.



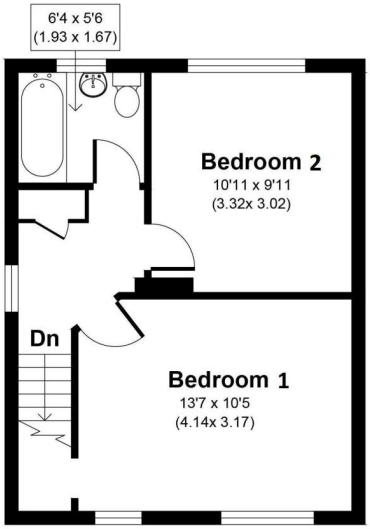




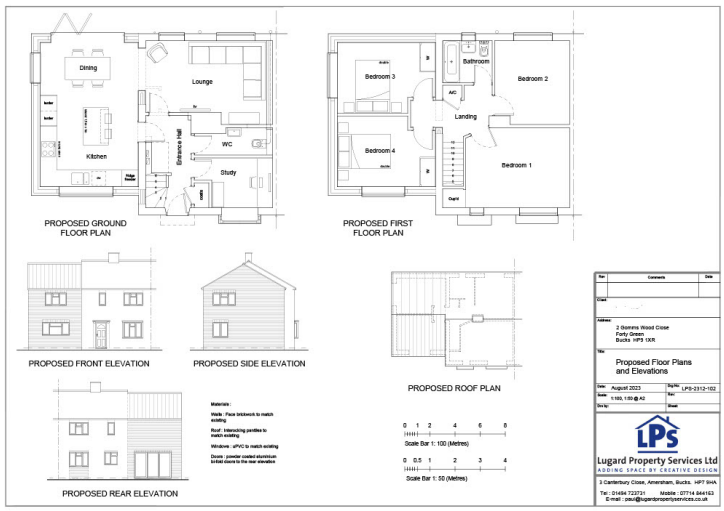


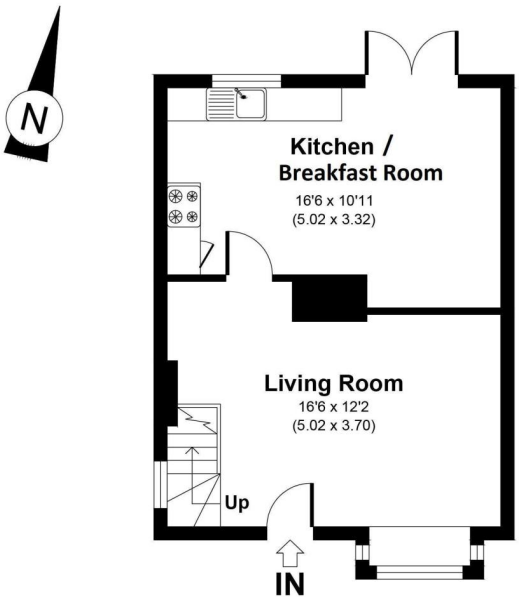







First Floor



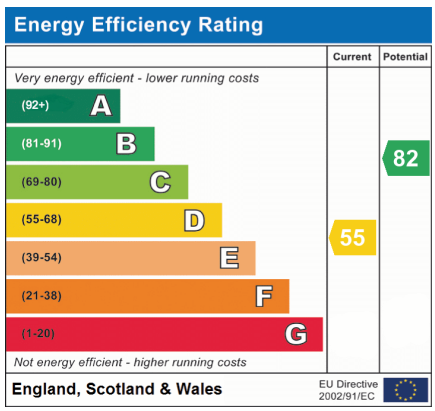

Ground Floor

# Gomms Wood Close,HP9

APPROXIMATE GROSS INTERNAL AREA 725 SQ FT / 67.36 SQ M

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