



Netherwood Road  
Beaconsfield

**TIM RUSS**  
& COMPANY

# 12 Netherwood Road, Beaconsfield, Buckinghamshire HP9 2BE



- WONDERFUL THOUGHTFULLY DESIGNED OPEN PLAN KITCHEN/DINING ROOM
- TRIPLE ASPECT DRAWING ROOM
- THREE FURTHER RECEPTION ROOMS DESIGNATED AS STUDY, FAMILY ROOM AND SNUG
- STUNNING MASTER BEDROOM SUITE WITH RANGE OF FITTED WARDROBES AND EN SUITE BATHROOM
- FOUR FURTHER DOUBLE BEDROOMS, EACH WITH FITTED WARDROBES, TWO WITH EN SUITE BATHROOMS
- FAMILY BATHROOM
- SUBSTANTIAL GARAGING
- PRETTY AND PRIVATE LAWNED GARDENS

A stunning, contemporary home of nearly 4200 sq ft thoughtfully extended and transformed to provide light and space designed for modern family living.

**£1,895,000**

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## The Property

Located in a quiet road in the catchment of sought after St Mary's Primary School, the house has been totally upgraded and renovated to an exacting standard to provide a stunning, contemporary family home as shown by the beautiful cornicing and carpentry throughout.

Beautifully light and airy the generous entrance hall features a stylish walnut and glass staircase and leads through double glazed doors to the stunning kitchen/dining room which has been fitted with an extensive range of units and includes a generous 'cooking island' complete with pop-up sockets. The fitted appliances include: two single ovens, microwave, warming drawer, induction hob, ceiling extractor fan, 1.5 bowl Franke sink with Franke '4 in 1' boiling water taps, an under-counter Caple wine fridge and two fridge/freezer units. Perfect for al-fresco entertaining Origin aluminium bi-fold doors open the kitchen to a wide granite stone patio and inviting secluded garden. The other reception rooms are a drawing room with a recessed feature fireplace and three further rooms currently designated study, snug and dining room allowing flexibility to meet individual needs.

Upstairs the light floods in through the substantial landing glazing to naturally illuminate the core of the house.

The double aspect master bedroom suite has been fitted with an extensive range of mirror fronted wardrobes separated from the rest of the room with a half-height

'headboard wall'. The en suite, and all bathrooms, have Villeroy & Boch or Utopia suites complemented by Hans Grohe taps and are finished with marble/marble effect porcelain effect tiling.

Each of the four further double bedrooms has fitted wardrobes and TV points. There are wi-fi boosters on both the ground and first floors enhancing reception.

## Outside

The architect designed front elevation gives a real 'wow' feature to the approach, complimented by granite paving path and lawn.

To the rear the garden is surrounded by hedging giving privacy and seclusion while the granite patio and clean lines of simple lawn enhances the contemporary 'easy living' feel.

## Location

Netherwood Road is approximately ¾ mile from the centre of Beaconsfield New Town which offers an excellent range of shops for day to day needs including Waitrose, Sainsburys and a Marks & Spencer Simply Food. There is also a library and train station with services to London Marylebone (25 minutes approximately). Beaconsfield Old Town has many restaurants, public houses and boutique shops.

The M40 (Junction 2) is a short drive away giving access to London, Oxford, Birmingham and the M25 network.

The area is well known for its excellent schooling and the retention of the grammar school system. Private schools available in Beaconsfield include Davenies for boys and High March for girls.

## Directions

From our office in Beaconsfield New Town head north along the Penn Road turning right into Ledborough Lane after the shops and then take the first left into Sandelswood End. Take the fourth turning on the right into Howe Drive and immediately right into Netherwood Road – No 12 is on the left.

## Viewings

Strictly by appointment only.

## Solicitors/Mortgage Advice

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisors and solicitors.

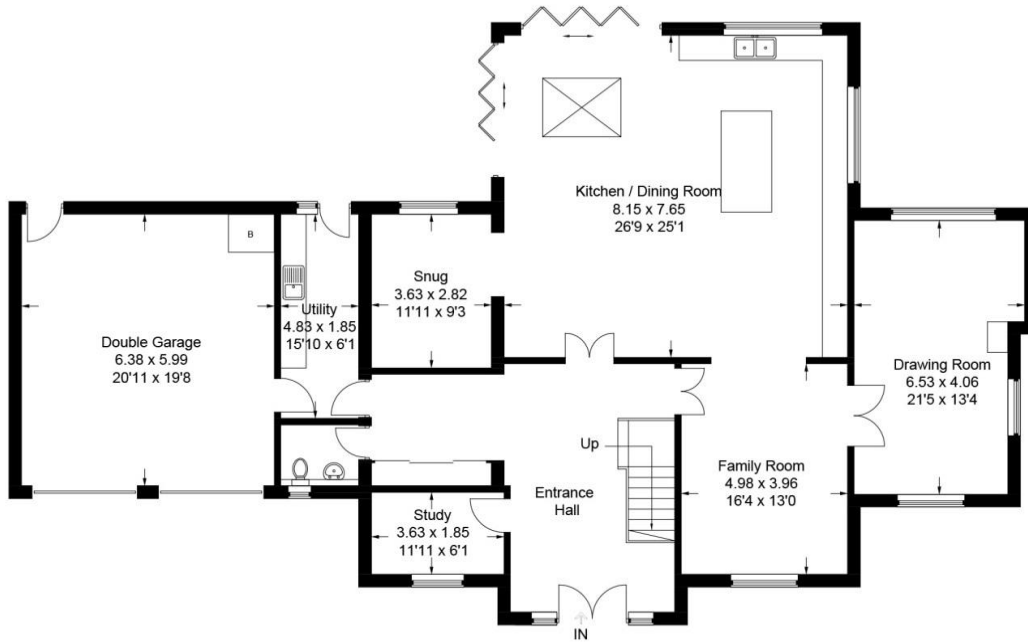
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

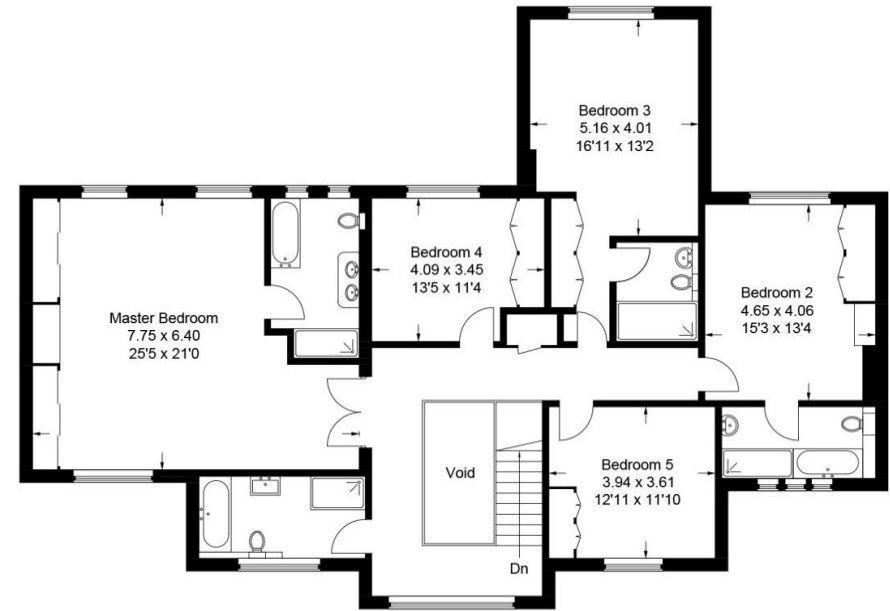








Ground Floor



First Floor

## 12 Netherwood Road

Approximate Gross Internal Area  
 Ground Floor = 175.6 sq m / 1890 sq ft  
 First Floor = 169.8 sq m / 1828 sq ft (Excluding Void)  
 Garage = 38.8 sq m / 418 sq ft  
 Total = 384.2 sq m / 4136 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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