



St. Josephs Mews, Candlemas Lane  
Beaconsfield

**TIM RUSS**  
& COMPANY





14 St. Josephs Mews  
Candlemas Lane  
Beaconsfield  
Buckinghamshire HP9 1GA

- A MODERN THREE STOREY HOME
- SET IN PRIVATE GATED DEVELOPMENT
- CLOSE TO TOWN CENTRE & STATION
- PRESENTED IN EXCELLENT ORDER

**Guide Price £1,100,000**





## The Property

An extremely popular three bedroom, three storey property, perfectly situated in a private gated development, only a short distance from Beaconsfield New Town and the train station.

The well-presented accommodation is set over three floors, allowing a good level of flexibility. On the ground floor, there is an entrance hall with a storage cupboard and a shower room. To the front of the property is a spacious reception room accessed by double doors from the hallway. This room is currently used as a study/home office but could easily be used as a dining room or even a fourth bedroom. To the rear of the property is a superb open plan kitchen/breakfast room, plus a light and airy garden sitting room with air conditioning, access to the rear garden and complimented by a utility room.

On the first floor is an attractive main sitting room with a feature fireplace, whilst the master bedroom overlooks the rear garden and benefits from an en-suite bathroom with separate shower and bath.

The second floor offers two double bedrooms and a large airing cupboard housing a pressurised hot water tank and gas fired boiler. Bedroom 2 features a 'Jack and Jill' en-suite shower room with access also from the landing.



## Outside

To the rear of the property is a patio area leading onto an area of lawn with part shrub borders and a second patio area. The garden is fully enclosed with secure gated access to the rear.

Private parking is provided in addition to a single garage with electric up and over door, power and lighting. Parking facilities for visitors is available inside the gated development.

## Location

Beaconsfield New Town offers comprehensive shopping facilities including Waitrose, Sainsbury's and Marks & Spencer Simply Food, combined with a variety of independent shops, restaurants and public houses. The excellent train service gives access to Marylebone in approximately 25-30 minutes. Beaconsfield Old Town has a fine selection of 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, in addition to which private schools are available in Beaconsfield, including Davenies for boys and High March for girls.



The county is well served with sporting facilities including golf, rugby and cricket clubs and leisure facilities.

## Directions

From our Beaconsfield office proceed to the Old Town passing over the mini roundabout. Turn first left into Candlemas Lane and left again into St Josephs Mews.

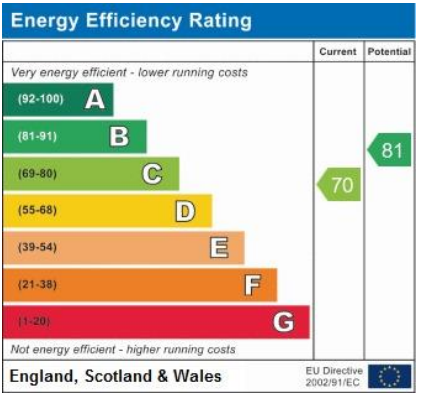
## Viewings

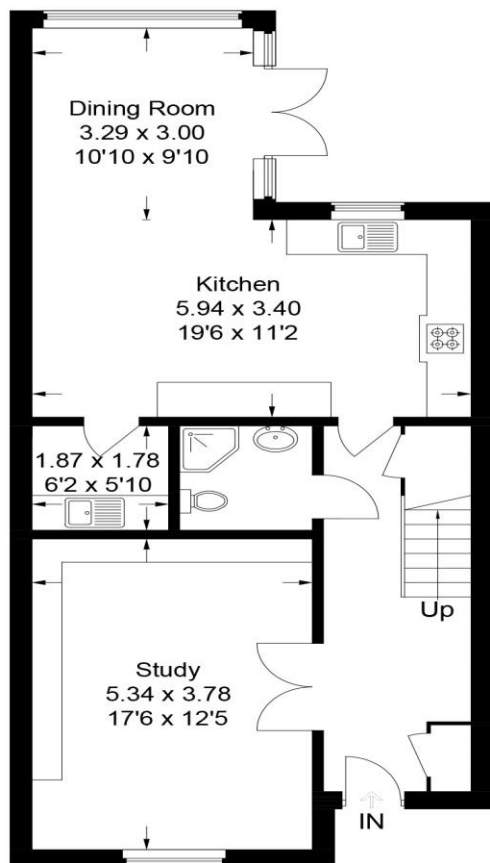
Strictly by appointment only.

## Solicitors/Mortgage Advice

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

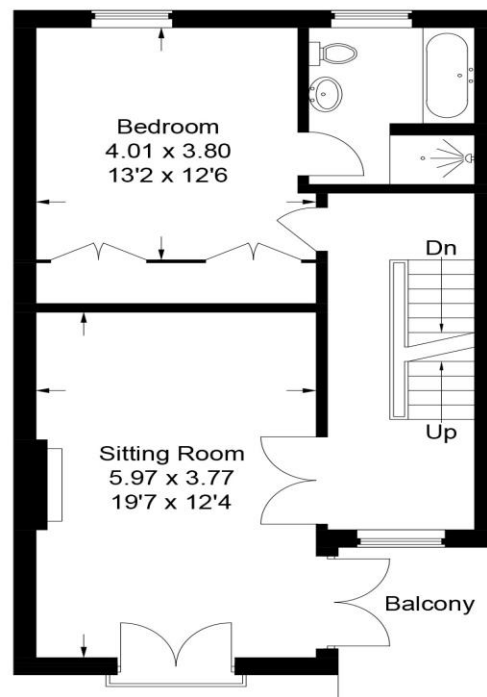
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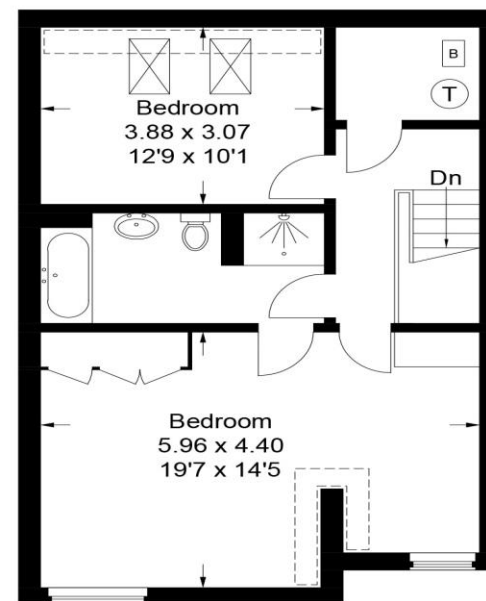


**Ground Floor**

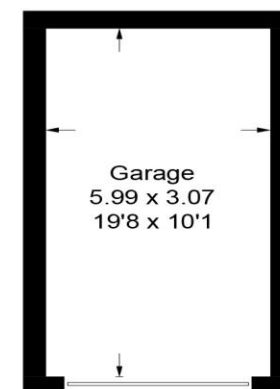
= Reduced headroom below 1.5m / 5'0



**First Floor**



**Second Floor**



(Not Shown In Actual  
Location / Orientation)

Approximate Gross Internal Area  
 Ground Floor = 72.7 sq m / 783 sq ft  
 First Floor = 60.3 sq m / 649 sq ft  
 Second Floor = 56.1 sq m / 604 sq ft  
 Garage = 18.6 sq m / 200 sq ft  
 Total = 207.7 sq m / 2,236 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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