



Meadow Lane
Beaconsfield, Buckinghamshire

TIM RUSS
& COMPANY



33 Meadow Lane Beaconsfield Buckinghamshire HP9 1AL

- 5-YEAR-OLD DETACHED HOUSE
- THREE GOOD SIZED BEDROOMS
- TWO EN-SUITES & BATHROOM
- CLOAKROOM & SEPARATE UTILITY
- 22FT KITCHEN/DINING ROOM OPEN TO GARDEN / SUN ROOM
- DUAL ASPECT LIVING ROOM
- PAVED DRIVEWAY PARK 2/3 CARS

An immaculate three-bedroom home tucked away in a private road located between Beaconsfield Old and New Town.

The property is within an easy walk of Beaconsfield Station (Marylebone – 24 minutes) and in a popular school catchment.

Beaconsfield Station 0.9 miles | M40 (J 2) 1.2 miles | Heathrow Airport 15 miles

Price **£1,100,000** Freehold



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The Property

This thoughtfully designed and beautifully presented three bedroom detached home, is tucked away in a quiet private road setting, having been built five years ago by RiverGate Homes from Old Amersham.

On the ground floor the sense of arrival is confirmed by stepping into a large bright entrance hall with cloakroom and cloaks cupboard. An attractive wood effect laminate flooring runs seamlessly from the hall to the main kitchen/family room at the rear of the house and a balustrade staircase leads to the spacious first floor landing.

The 22'6 kitchen/dining room in turn connects with a lovely garden/sun room that accesses the garden. The stylish kitchen features integrated Bosch appliances and quartz worktops. There is a separate utility room.

On the first floor both the Master and Guest bedrooms have en suite shower rooms and built in wardrobe cupboards. There is a family bathroom serving the good sized third bedroom.

The property features gas central heating via radiators, has a pressurized hot water tank and is double glazed. The décor, fittings and floor coverings are tasteful throughout. Furthermore, the

loft space is boarded with loft ladder and light.

Outside

To the front of the property there is a private brick pavior driveway providing parking for two/three vehicles and gated access to the rear garden.

The rear garden is mainly laid to lawn with a selection of maturing shrub borders with fenced boundaries. There is a generous sized paved patio area and pathway to the side of the house.

Location

The house lies within the catchment area for St Mary's School and is also within easy walk of open countryside. Beaconsfield Old Town is close by, also within a short level walk, with a fine selection of pubs and restaurants. Beaconsfield Squash Club is within about a quarter of a mile. Beaconsfield Cricket, Golf, Tennis and Rugby clubs are also located nearby. The property is within an easy walk of Beaconsfield Rail Station (Marylebone in 24 minutes)

The M40 (junction 2) provides fast access and connection to the M25 and to Oxford.

Directions

Proceed along Station Road from Beaconsfield New

Town towards the Old Town. After Davenies School take the left hand turn in to Candlemas Lane and after 0.3 of a mile turn left into Meadow Lane. Number 33 will then be found after a short distance on the right-hand side.

EPC Rating B Council Tax Band F

Viewings

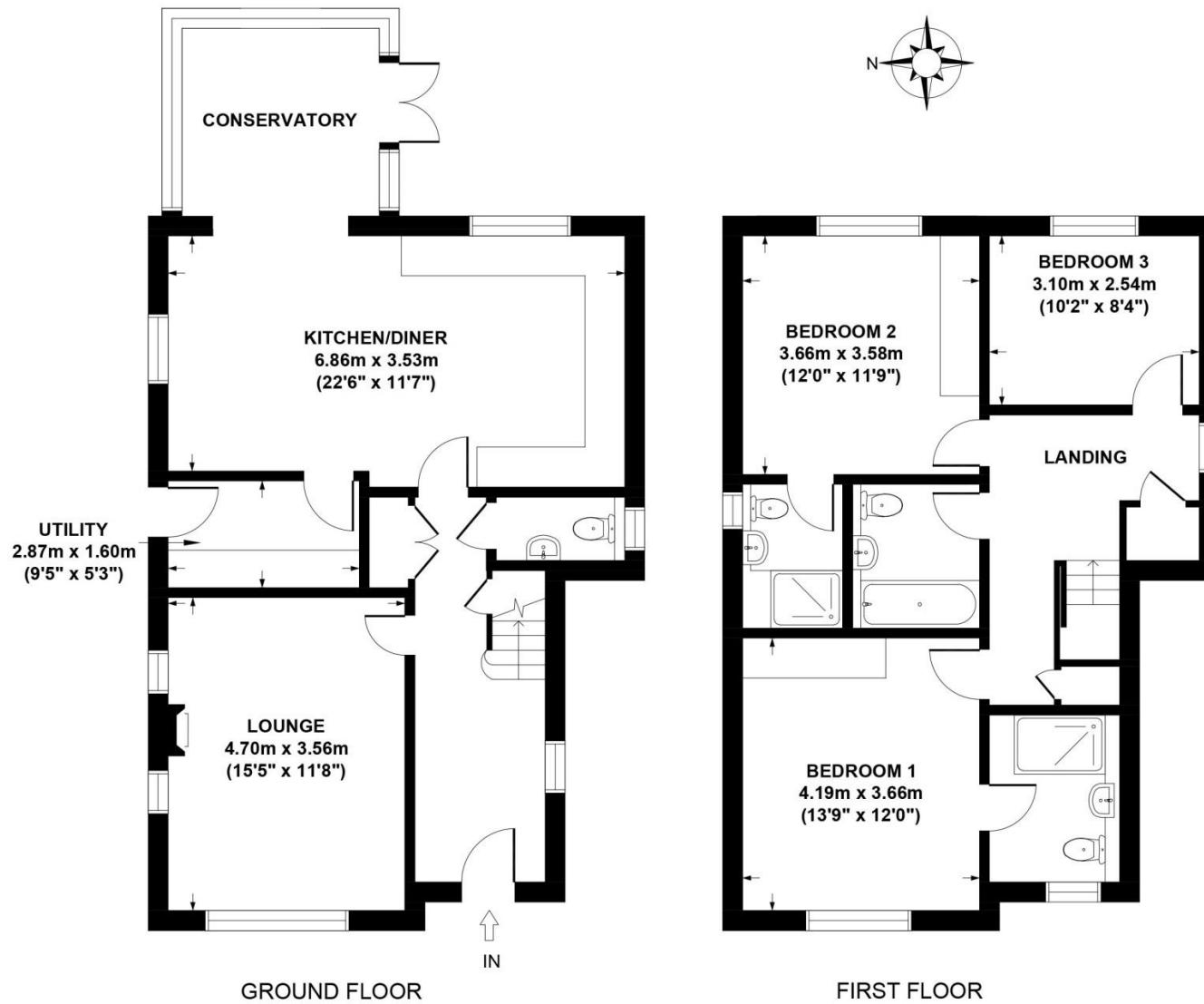
Strictly by appointment only.

Solicitors/Mortgage Advice

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

Ref: 23/





APPROX. GROSS INTERNAL FLOOR AREA 139 SQ M / 1495 SQ FT
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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