



Crabtree Close
Beaconsfield

TIM RUSS
& COMPANY



33 Crabtree Close
Beaconsfield
Buckinghamshire
HP9 1UQ

- CONSIDERABLY EXTENDED DETACHED FAMILY HOME IDEAL FOR LARGER FAMILY WITH 5/6 BEDROOMS
- NO THROUGH ROAD SETTING
- FIVE BATH/SHOWER ROOMS
3/4 RECEPTION ROOMS
- FANTASTIC KITCHEN/DINING/LIVING ROOM
- GOOD SIZED GARDEN

A large and extremely versatile detached five/six bedroom home ideally suited to the extended family and nicely positioned at the end of this popular no through road

Price

£1,295,000

Freehold

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The Property

This 5/6 bed double bay fronted detached home offers extremely versatile family accommodation on an attractive plot at the end of this popular no through road on the edge of Beaconsfield walking distance to a good primary school and local shops.

The property has been considerably extended and adapted to create a magnificent contemporary style kitchen/dining/living room at the heart of the house and has flexibility in terms of usage as reception or bedroom space on the ground floor to provide

The ground floor accommodation comprises: entrance hall with staircase, steps down to vaulted family room with fireplace and patio doors accessing the rear garden. An impressive front to back kitchen/dining/family room with bifold doors gives access to the garden and features integrated appliances, granite worktops & high gloss units. An inner hall leads to the study/home office and integral garage in use as a secondary kitchen. There is a large utility area with spiral staircase to the first floor and cloaks/shower room which serves the home office/6th bedroom which has garden views and access.

On the first floor there are master bedroom and guest suites and three further bedrooms served by two bathrooms. All the fittings are modern and the

property features gas central heating to radiators.

Outside

To the front of the property there is a tarmac and out driveway and central raised bed with maturing tree and shrubs. Gated access to both sides leads to the mainly lawned and good sized rear garden which has a patio and shrub borders all enclosed by panelled fencing

Location

The property is situated about one mile from Beaconsfield New Town, which offers comprehensive shopping facilities including Waitrose, Sainsburys and a Marks & Spencer Simply Food. There is also a library and a main line station with train services to London Marylebone (30 minutes approximately). Beaconsfield Old Town has many restaurants and public houses.

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 and the twin mini roundabouts turn into Gregories Road and continue into Holts spur Top Lane. Just before the shopping parade and fire station turn left into Mayflower Way and thereafter second left into Crabtree Close, proceed to the bottom of the road and No 33 is on the right.

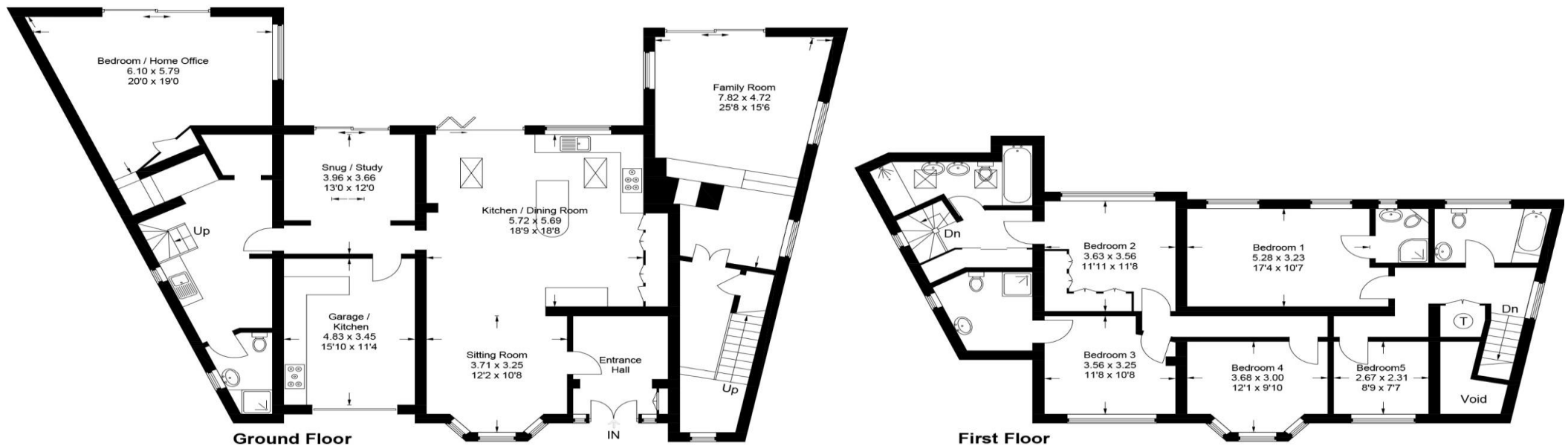
Viewings

Strictly by appointment only on 01494 681122.

EPC Rating D Council Tax Band G

Ref: 23/





33 Crabtree Close

Approximate Gross Internal Area = 295.7 sq m / 3,184 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.



6 Burkes Court, Burkes Road, Beaconsfield HP9 1NZ

T: 01494 681122

E: beaconsfield@timruss.co.uk

www.timruss.co.uk

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