



Middle Drive  
Beaconsfield

**TIM RUSS**  
& COMPANY





## 4 Middle Drive Beaconsfield Buckinghamshire HP9 2AF

- SUPERBLY POSITIONED FAMILY HOME
- POTENTIAL TO EXTEND STPP
- 5 BEDROOMS & 3 BATHROOMS
- LOVELY LARGE FLAT MATURE GARDEN.
- PLOT MEASURING JUST OVER ¼ OF AN ACRE
- GARAGE & DRIVEWAY PARKING
- CUL-DE-SAC LOCATION

**£ 1,400,000** Freehold





## The Property

A beautifully presented five bedroom detached family home with potential to extend STPP. The property is well presented throughout and is situated in a sought after cul de sac setting with a wonderfully mature private garden.

A welcoming hallway leads to the principal reception rooms, of note is the spacious open plan kitchen/dining/sitting room benefitting from under floor heating and two sets of French doors leading onto the garden making an ideal space for entertaining. The kitchen is fitted with a range of wall and base units, a central island and a selection of integrated appliances including a 'Falcon' range cooker with five ring gas hob, a fridge/freezer and dishwasher. The utility is situated off the kitchen and has space for a washing machine and dryer. There is also a larder off the kitchen.

The sitting room is dual aspect and flooded with light with French doors leading out to the garden, the room has an open fireplace creating a focal point to the room. A generous family/games room and a WC complete the ground floor accommodation.

Upstairs there are five bedrooms, the fifth currently used as a study. The guest bedroom has an ensuite shower room and there is a 'Jack & Jill' shower room serving the third and fourth bedrooms along with a further family bathroom.

## Outside

To the front the garden is laid to lawn with a shingle driveway leading to the garage with electric up and over door.

To the rear the wonderfully mature garden is an exceptional feature of this property, the garden is mainly laid to lawn with a variety of trees and shrubs offering a great deal of privacy. There is also a patio area situated off the kitchen and sitting room making an ideal area for entertaining and al fresco dining. The garden also has a summer house, shed and access via a side door to the garage. Side access to the rear garden is also available.

## Location

Middle Drive is a small cul de sac approximately half a mile from the rail station and centre of Beaconsfield New Town in one of the most sought-after addresses.

South Bucks is well known for its excellent schooling and the retention of the grammar school system.

The centre of Beaconsfield New Town offers a range of shopping facilities including two major supermarkets, cafes and restaurants. The main line train station has services to London Marylebone (25 minutes approximately).

Beaconsfield Old Town has many restaurants and public houses with the M40 (Junction 2) being only a short drive away.

## Directions

From our town centre office, proceed along Station Road past the Waitrose roundabout and after passing the shopping parade turn right into Ledborough Lane and left into Sandleswood End. Middle Drive is then a left hand turning after Lower Drive, Number 4 is at the end of the cul de sac.

## EPC: D

## Council Tax Band: G

## Tenure: Freehold

## Viewings

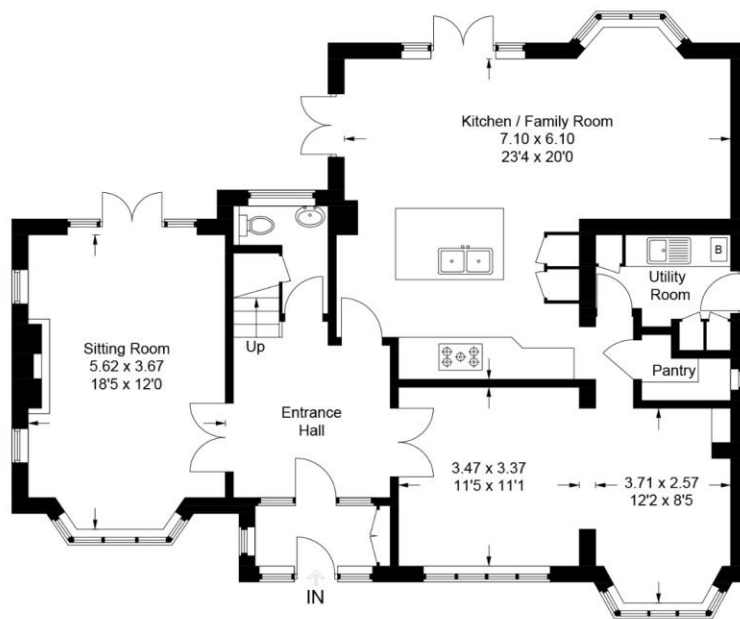
Strictly by appointment only.

## Solicitors/Mortgage Advice

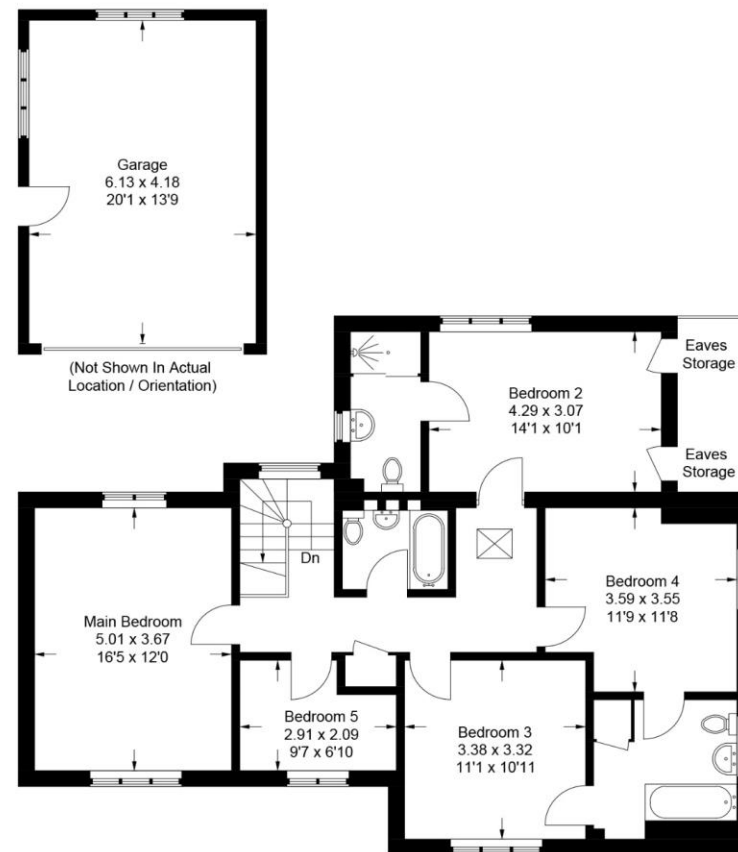
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisors and solicitors.

Ref: 24/8197





Ground Floor



First Floor

## 4 Middle Drive

Approximate Gross Internal Area

Ground Floor = 105.8 sq m / 1,139 sq ft

First Floor = 93.0 sq m / 1,001 sq ft

Garage = 25.8 sq m / 278 sq ft

Total = 224.6 sq m / 2418 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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