



Candlemas Mead,
Beaconsfield, Buckinghamshire

TIM RUSS
& COMPANY



30 Candlemas Mead Beaconsfield Buckinghamshire HP9 1AP

- A LATE 1940's SEMI DETACHED HOUSE
- NEED OF UPDATING & IMPROVEMENTS
- EXCELLENT EXTENSION POSSIBILITIES
- THREE BEDROOMS
- SOUTH FACING REAR GARDEN
- OFF STREET PARKING FACILITIES
- CLOSE TO TRAIN STATION
- NO ONWARD CHAIN

A three bedroom semi-detached house requiring updating and improvements offering excellent potential, situated close to Beaconsfield town centre.

£565,000 Freehold

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The Property

A great opportunity to acquire a three bedroom semi-detached house, requiring updating and improvements offering excellent extension possibilities subject to the usual planning consent. The property is offered with no onward chain and is conveniently situated close to Beaconsfield New Town and train station.

In brief the accommodation comprises: entrance hall, cloakroom, sitting room, separate dining room, kitchen housing recently installed gas fired boiler. On the first floor are three good size bedrooms and a main bathroom.

Outside

To the front is an area of lawn with path leading to the front door. There is a driveway providing off street parking facilities.

To the rear of the property the garden enjoys a southernly aspect comprising a small patio area leading onto an area of lawn enclosed by hedging and fencing. Covered side access with two brick built store cupboards.

Location

Candlemas Mead is conveniently situated within walking distance of Beaconsfield New Town offering comprehensive shopping facilities including Waitrose, Sainsburys and a Marks & Spencer Simply Food combined with a variety of independent shops, restaurants and public houses.

The main line train service gives access to Marylebone in approximately 25 minutes. The M40 (J2) is only a short drive away giving access to London, Oxford, Birmingham and the M25 network. Heathrow Airport is approximately 16 miles distant.

The area is well known for its excellent schooling and the retention of the grammar school system.

Directions

From our Beaconsfield office turn right onto Station Road. Turn first left onto Candlemas Lane then first left onto Candlemas Mead. Take the second right where the property is situated on the right hand side.

Viewings

Strictly by appointment only.

Solicitors/Mortgage Advice

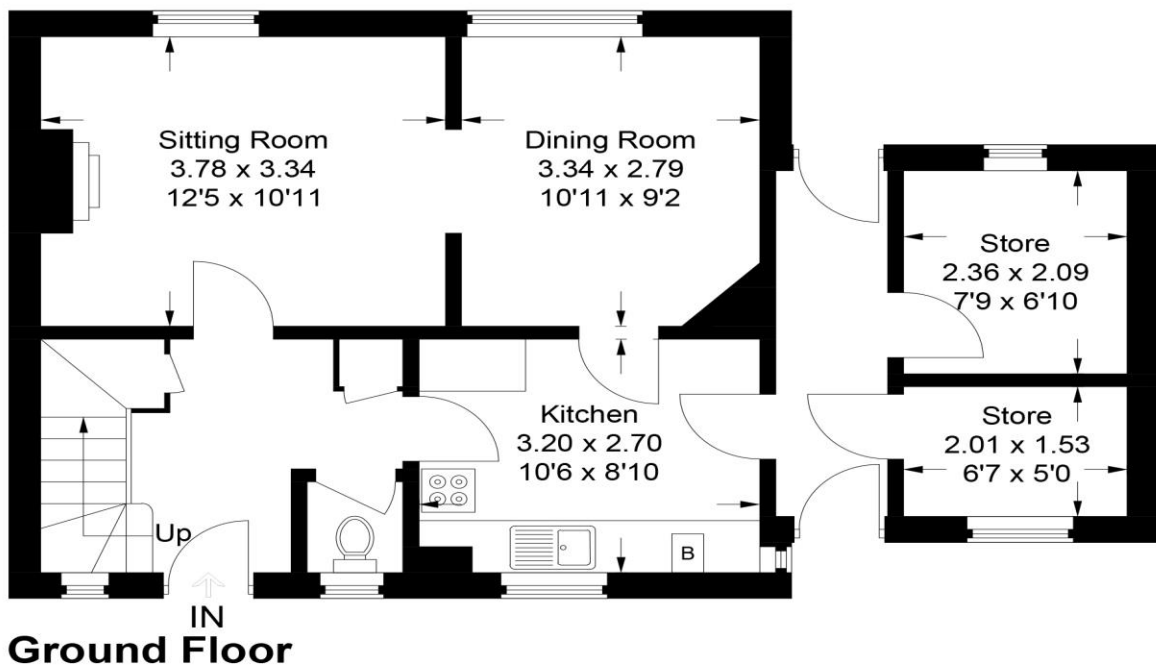
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisors and solicitors.

E.P.C Rating D

Council Tax Banding D

Ref: 24/8198





30 Candlemas Mead

Approximate Gross Internal Area
 Ground Floor = 56.0 sq m / 603 sq ft
 First Floor = 41.8 sq m / 450 sq ft
 Total = 97.8 sq m / 1,053 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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6 Burkes Court, Burkes Road, Beaconsfield HP9 1NZ

T: 01494 681122

E: beaconsfield@timruss.co.uk

www.timruss.co.uk

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 & COMPANY

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