



162 Cherry Tree Road
Beaconsfield

TIM RUSS
& COMPANY



162 Cherry Tree Road
Beaconsfield
Buckinghamshire HP9 1BB

- NO UPPER CHAIN
- EXTENDED DETACHED FAMILY HOME
- 3 BEDS - POTENTIAL TO EXTEND (STPP)
- GENEROUS WEST FACING REAR GARDEN

Price **£979,000** **Freehold**



The Property

An immaculate three bedroom detached family home with single storey rear extension creating a lovely second reception room overlooking the garden. The property occupies a generous level plot with established west facing gardens and is conveniently positioned on the southwest side of Beaconsfield New Town within easy reach of the M40/M25.

On entering the property there is a delightful sense of arrival in the welcoming hall with its central balustrade staircase, two storage/cloaks' cupboards and modern cloakroom. There is a large bright living room with brick fireplace and patio doors to the garden. The modern kitchen is tastefully fitted with modern units, granite worktops and integrated appliances and opens to a rear lobby which in turn gives access to the utility, the garage, a lovely dual aspect dining/family room and the garden.

On the first floor the light and airy landing leads to three impressive bedrooms including a particularly spacious Master Bedroom. There is a modern bathroom suite with corner bath and separate toilet.

The property features gas central heating to radiators, modern double glazing and is particularly well maintained and presented throughout.



Outside

The west facing rear garden is most generous in size being mainly lawned with a shaped paved patio, a trellis enclosed pergola area and established hedgerow to the borders providing seclusion. There is a timber shed, greenhouse and gated side access to both sides of the house.

The lawned and hedge enclosed front garden comprises of a good-sized block pavior driveway leading to the single garage which houses the gas fired boiler.

Location

Cherry Tree Road is an established residential setting about a mile from the town centre which offers a comprehensive range of shops including Sainsburys, Waitrose and Marks and Spencer Simply Food.

Train services from the town connect to Marylebone in London with journey times approximately 25-30 minutes and the area is very well served for schools both private and state, being a Grammar School catchment.

The M40 motorway is about two miles away



providing excellent road connections to London, M25, Oxford and Birmingham.

Directions

From Beaconsfield New Town, proceed down Burkes Road for circa half a mile or so and turn right just after the sleeping policeman into Ellwood Road. At the bottom turn left into Burgess Wood Road South and turn right into Chestnut Road. At the junction turn left and number 162 is almost immediately opposite on the right-hand side indicated by Tim Russ For Sale sign.

EPC Rating TBA

Council Tax Band F

Viewings

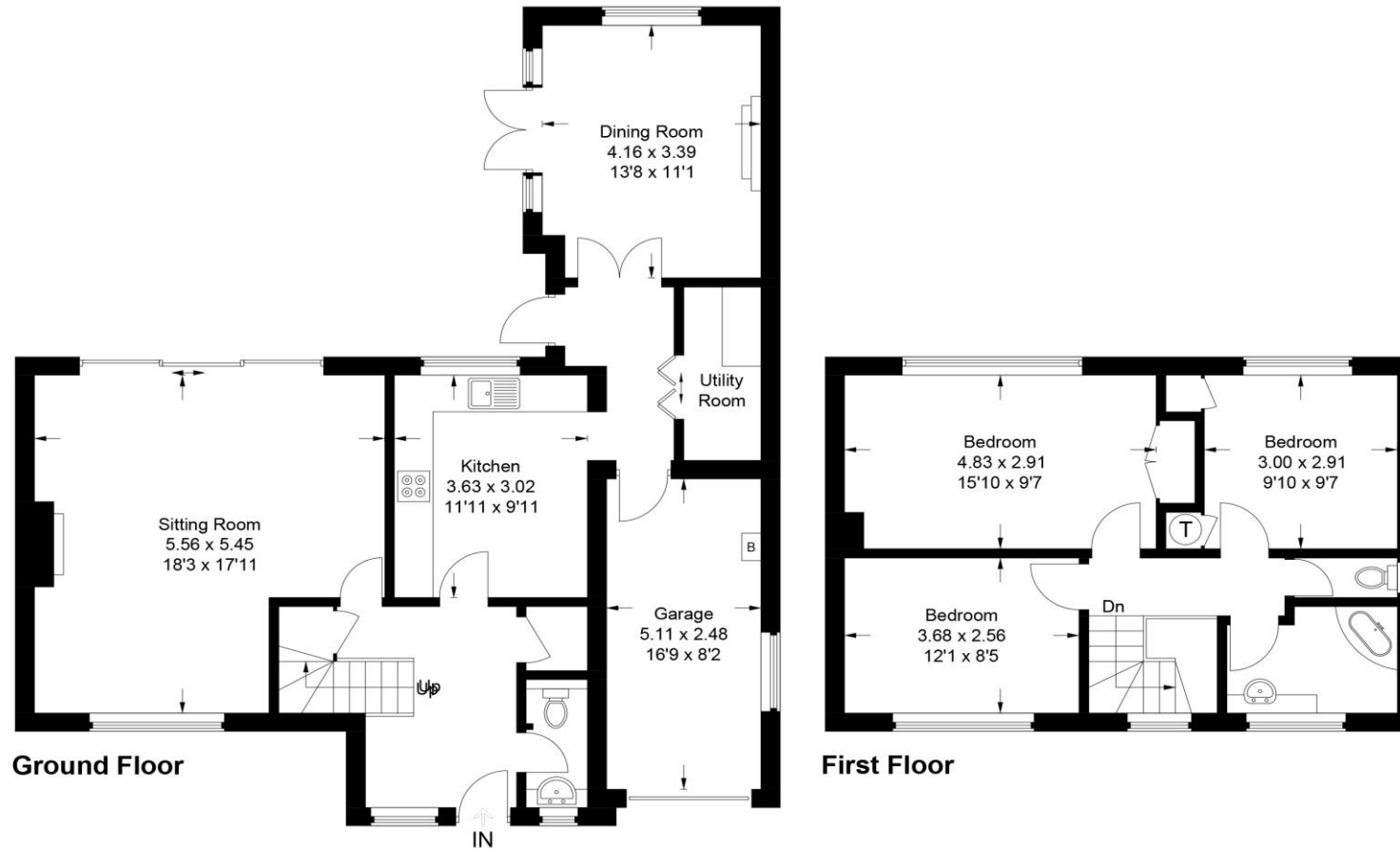
Strictly by appointment only on 01494 681122.

Mortgage

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

Ref: 24/





162 Cherry Tree Road

Approximate Gross Internal Area
 Ground Floor = 91.2 sq m / 982 sq ft
 First Floor = 47.7 sq m / 513 sq ft
 (Including Garage)
 Total = 138.9 sq m / 1,495 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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