



Cherry Tree Road
Beaconsfield

TIM RUSS
& COMPANY



120 Cherry Tree Road
Beaconsfield
Bucks HP9 1BD

With no chain above – an extended five-bedroom semi-detached home with double garage & westerly facing rear garden - potential to update/adapt to create a spacious home (stpp).

Price Guide **£850,000** Freehold



The Property

An extended five bedroom semi detached home with scope to adapt and modernise to create a spacious family home with west facing garden in established residential setting approximately one mile from the town centre.

On the ground floor, an enclosed porch opens to the spacious entrance hall with staircase to first floor. The hall gives access to the fitted kitchen and spacious living room, both of which open to a bright and spacious dining/family room which overlooks and accesses the garden.

On the first floor there are five bedrooms (four doubles and one single) served by the family bathroom.

The property features double glazing and features gas central heating via a modern boiler to radiators.

We believe there is potential to adapt/enlarge the ground floor accommodation by converting the garage, subject to obtaining the necessary consents.

Outside

To the front of the property there is a raised lawned garden with driveway providing off road parking and

leading to the double garage.

The westerly facing rear garden tapers to the rear and features a paved terrace with steps to a shaped area of lawn with enclosure by paneled fencing and maturing shrubs & trees.

Location

The house is well located in Cherry Tree Road, an established residential neighbourhood just over a mile from the town centre which offers a comprehensive range of shops including Sainsburys, Waitrose and Marks & Spencer Simply Food.

Train services from the town connect via the Chiltern Line to London Marylebone with journey times approximately 25 minutes.

The area is very well served for schools both private and state including the Grammar School System.

The M40 motorway is about 2 miles away providing good road connections to London, M25 and Oxford and Birmingham.

Directions

From Beaconsfield town centre proceed along Burkes Road for circa half a mile and turn right into

Ellwood Road. At the junction turn left into Burgess Wood Road South and right into Chestnut Road. Then turn right into Cherry Tree Road and number 120 will be found on the left hand side.

Viewings

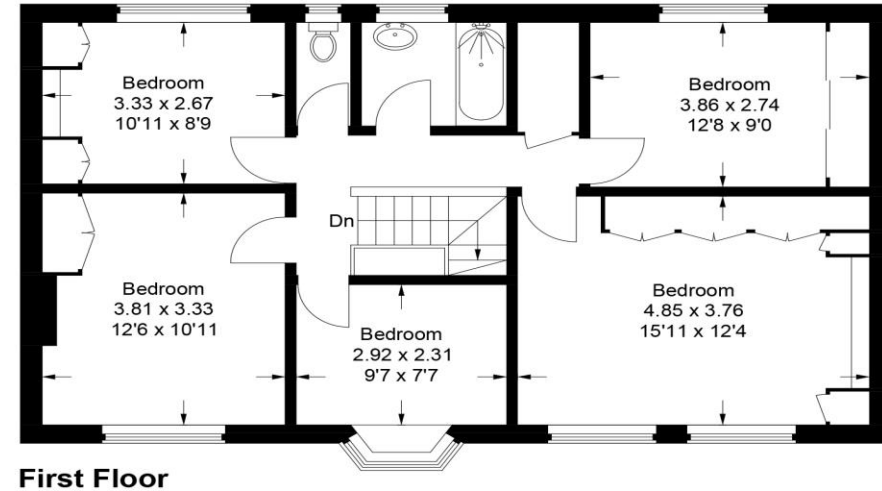
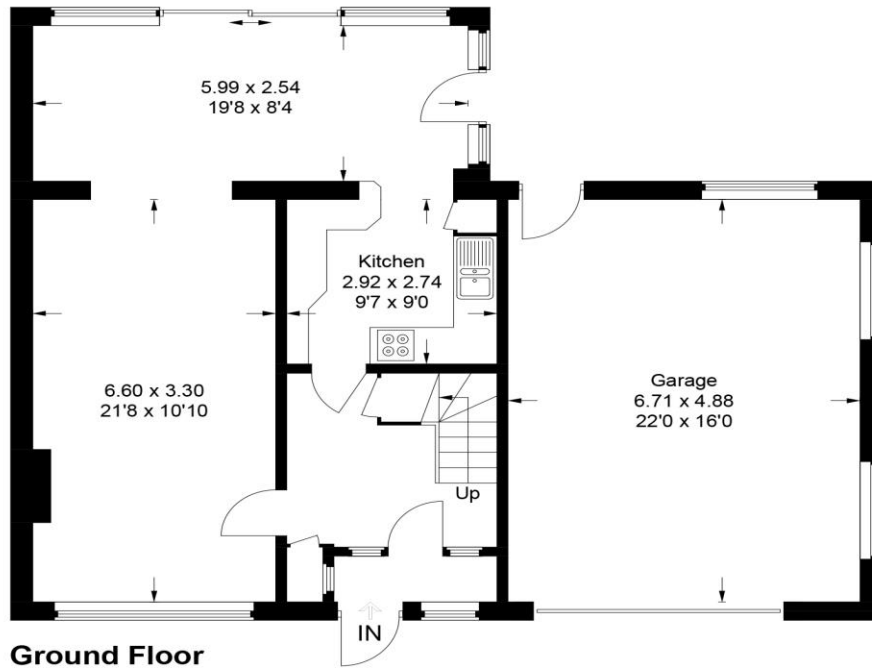
Strictly by appointment only on 01494 681122.

EPC Rating TBA

Council Tax Band E

Ref: 24/





120 Cherry Tree Road

Approximate Gross Internal Area
 Ground Floor = 60.0 sq m / 646 sq ft
 First Floor = 75.2 sq m / 809 sq ft
 Garage = 32.1 sq m / 345 sq ft
 Total = 167.3 sq m / 1,800 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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