



Blue Dragon Yard
Horseshoe Crecent, Beaconsfield

TIM RUSS
& COMPANY



9 Blue Dragon Yard Beaconsfield Buckinghamshire HP9 1GW

- MODERN GEORGIAN-STYLE TOWNHOUSE
- ELEGANT SITTING ROOM WITH FIREPLACE & FRENCH DOORS TO SUNNY GARDEN
- LOVELY KITCHEN/DINING ROOM
- MASTER BEDROOM WITH EN SUITE BATHROOM
- TWO FURTHER BEDROOMS SERVED BY A BATHROOM & FURTHER SHOWER ROOM
- ATTRACTIVE FITTINGS, DÉCOR & FLOOR COVERINGS
- DELIGHTFUL LANDSCAPED GARDEN
- ALLOCATED PARKING & VISITOR SPACES

Price **£850,000** Freehold



The Property

A particularly well presented Georgian-style three-bedroom townhouse in delightful small courtyard development built 15 years ago walking distance to Beaconsfield Old and New Town as well as to highly regarded schooling. The attractive design includes a ground floor living room accessing the landscaped garden and a first floor Master Bedroom suite.

The front entrance opens to a hall with cloakroom and turning staircase leading to first floor. To the left is a modern fitted kitchen/dining room with white gloss units, integrated appliances, stone worktops and tiled flooring. Straight ahead is the delightful living room with fireplace feature and French doors to the sunny garden.

Upstairs on the first floor one finds a generous Master bedroom with built in wardrobes and en suite bathroom, a second double bedroom with built in wardrobes and the main bathroom. On the second floor there is a spacious third bedroom with wardrobes and shower room.

The property features sash double glazed windows, gas central heating to radiators and pleasing décor fittings and floor coverings.

Outside

To the front of the house is a courtyard with allocated parking space for number 9 and visitor spaces.

To the rear the enclosed garden faces south easterly and has been delightfully landscaped with paved terrace and a host of shrubs & specimen plants/trees providing seclusion and interest. There is a summerhouse-style cabin to the rear.

Location

Blue Dragon Yard is a popular small courtyard development situated just off Aylesbury End in part of the Old Town where there is a wide variety of restaurants, pubs and boutique style shops.

Butlers Court School, Beaconsfield High School for Girls and Beaconsfield Secondary School are all within a few hundred yards putting the property in an ideal location.

Beaconsfield New Town offers more comprehensive shopping facilities plus a selection of cafes and restaurants. The main line train station has services to London Marylebone (25 minutes approximately).

Access to the M40 can be gained after a little over a mile for good road connections to London, Birmingham, Oxford and the M25.

In addition Beaconsfield offers numerous sporting facilities for squash, tennis, golf, cricket, rugby, football, swimming and gyms.

Directions

From our Beaconsfield office proceed towards the Old Town turn left into Horseshoe Crescent just after the Beaconsfield Film & TV School. Turn first right and the entrance to Blue Dragon Road will be found on the right hand side.

Viewings

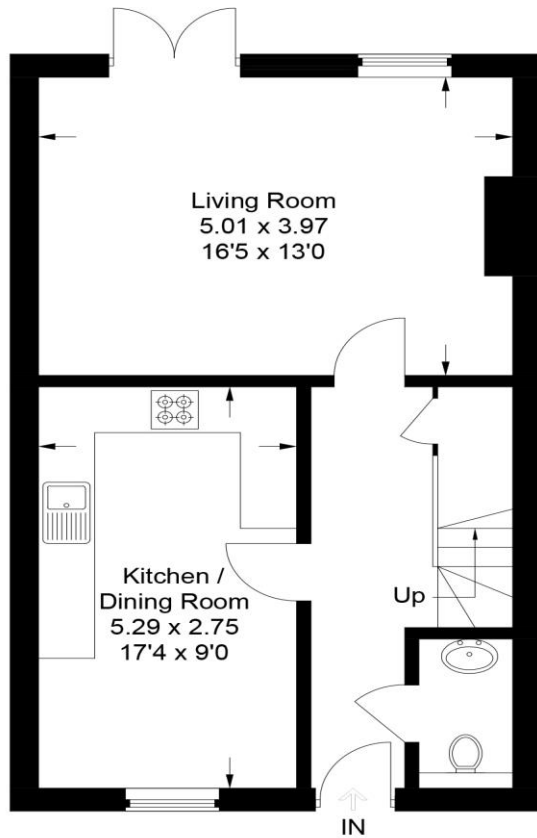
Strictly by appointment only on 01494 681122.

EPC Rating C

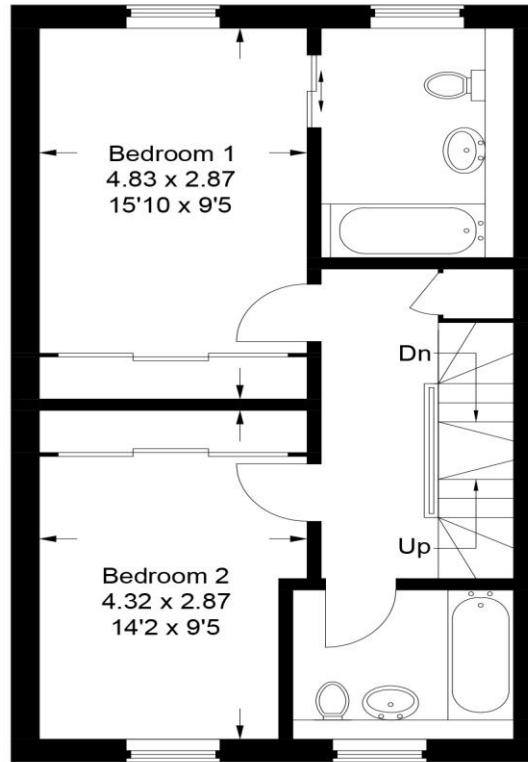
Council Tax Band G

Ref: 24/




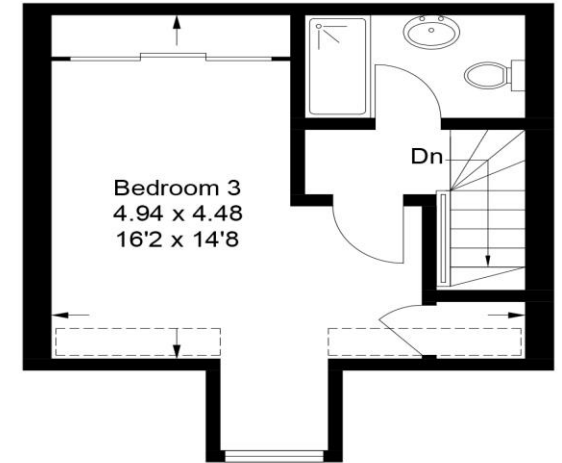


Ground Floor



First Floor

 = Reduced headroom below 1.5m / 5'0



Second Floor

9 Blue Dragon Yard

Ground Floor = 47.3 sq m / 509 sq ft
 First Floor = 47.0 sq m / 506 sq ft
 Second Floor = 24.1 sq m / 259 sq ft
 Total = 118.4 sq m / 1,274 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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



6 Burkes Court, Burkes Road, Beaconsfield HP9 1NZ

T: 01494 681122

E: beaconsfield@timruss.co.uk

www.timruss.co.uk

TIM RUSS
 & COMPANY

Tim Russ & Company for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Tim Russ & Company has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewing the same or any liability in respect of abortive journeys. Terms quoted are subject to contract. Floor Plan copyright of Tim Russ & Company.