



Cherry Tree Road  
Beaconsfield

**TIM RUSS**  
& COMPANY





122 Cherry Tree Road  
Beaconsfield  
Buckinghamshire  
Bucks HP9 1BD

An extended four bedroom family home with scope to further enlarge subject to planning consent situated close to popular schooling.

**Price £725,000**      **Freehold**





## The Property

An extended and much improved semi detached family home originally built in the 1950's conveniently located within a short distance to Holtspur School. The property offers excellent scope to further enlarge, subject to the usual planning consents. Accommodation currently comprising; entrance hallway, modern cloakroom, sitting room with feature open fireplace and a wonderfully spacious, open plan kitchen/dining and family room; the kitchen area is fitted with an excellent range of modern wall and base level units with built in appliances and ample worktops. The dining area enjoys views over-looking the rear garden.

On the first floor there are three good sized bedrooms and a modern family bathroom.

Proceeding to the second floor there is a generous sized fourth bedroom with fitted cupboards and access into eaves storage.

## Outside

The rear garden extends to approximately 100ft enjoying a westerly aspect. There is a paved patio area leading to level lawn with beds and borders stocked with a variety of shrubs and bushes.

Access is given to the garage from the garden. There is also an additional patio area behind the garage with attractive pergola. To the front of the property there is an area of lawn with stocked beds and borders and driveway providing off road parking for several vehicles and giving access to the garage.

## 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 Old Town, take the A40 towards High Wycombe, turning right into Holtspur Top Lane. Proceed for about half a mile and turn right into

Cherry Tree Road where the property can be found on the right-hand side.

## 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.

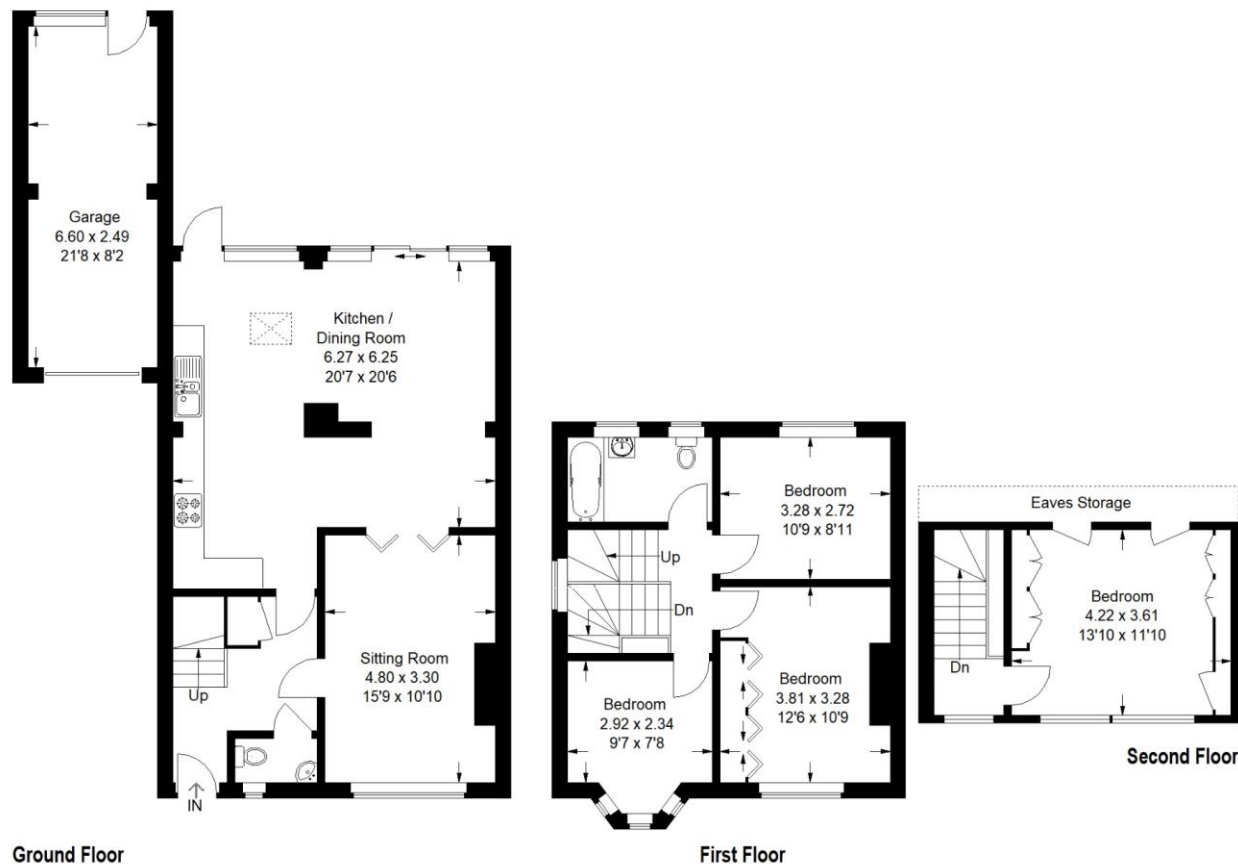
## EPC Rating: C

## Council Tax Band: E

## Tenure: Freehold

Ref: 24/8205





Ground Floor

First Floor

Second Floor

## 122 Cherry Tree Road

Approximate Gross Internal Area  
 Ground Floor = 63.8 sq m / 687 sq ft  
 First Floor = 42.6 sq m / 458 sq ft  
 Second Floor = 20.7 sq m / 223 sq ft (Excluding Eaves)  
 Garage = 16.9 sq m / 182 sq ft  
 Total = 144.0 sq m / 1550 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.

Produced for Tim Russ & Co



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