



Wooster Road
Beaconsfield, Buckinghamshire

TIM RUSS
& COMPANY



8 Wooster Road Beaconsfield Buckinghamshire HP9 1SR

- 4 BEDROOM DETACHED FAMILY HOME
- REQUIRING MODERNISATION
- GENEROUS HALL AND CLOAKROOM
- TWO RECEPTION ROOMS
- MASTER BEDROOM WITH EN SUITE
- DOUBLE GARAGE & DRIVEWAY
- POTENTIAL TO ADAPT/EXTEND (SSTP)
- GOOD SIZED SECLUDED PRIVATE GARDENS
- NO CHAIN ABOVE & PROBATE GRANTED

Offers over **£1,000,000** Freehold



The Property

At the beginning of this established and popular estate, a four-bedroom detached house enjoying generous sized level secluded gardens.

This adaptable house design would now benefit from modernization and offers scope for enlargement subject to planning consent.

On the ground floor there is a spacious hall with turning open tread staircase, a large cloakroom with storage/coat hanging space, dual aspect living room with patio doors to garden and door to lean to conservatory, dining room and kitchen/breakfast room with integrated double oven, hob and dishwasher.

On the first floor the Master bedroom has ensuite bathroom and ample wardrobes including a walk-in dressing area. There are three further bedrooms served by the family bathroom and separate shower facility.

Double glazing and gas central heating via warm air vents are provided with a hot water tank.

Outside

To the front of the property there is a generous open level lawn with mature shrubs and good-sized driveway leading to a double garage with electrically operated door.



Gated side access leads to the rear garden.

The rear garden is particularly well secluded with mature boundaries/hedging and mainly laid to level lawn which extends to the side.

There are three useful storage sheds adjacent to the garage and a boiler cupboard outside the back door by the kitchen.

Location

Wooster Road is conveniently located on the Seeleys Estate within a level walk of Beaconsfield New Town which offers a range of shops for day to day needs including Waitrose, Sainsburys and a Marks & Spencer Simply Food.

There is also a library and main line train service to Marylebone (25 minutes approximately) and Birmingham. The M40 (J2&3) is a short drive away giving access to London, Oxford, Birmingham, M25 and M4 network.

The area is well known for its excellent schooling and the retention of the grammar school system. Private schools in Beaconsfield include Davenies for boys and High March for girls.



Directions

From the centre of Beaconsfield proceed towards Penn passing straight on at the Waitrose mini roundabout. Continue beyond the shops onto Penn Road and turn first left into Seeleys Road. Turn second right into Wooster Road and number 8 will be found on the right hand side opposite Crispin Close.

Viewings

Strictly by appointment only.

Solicitors/Mortgage Advice

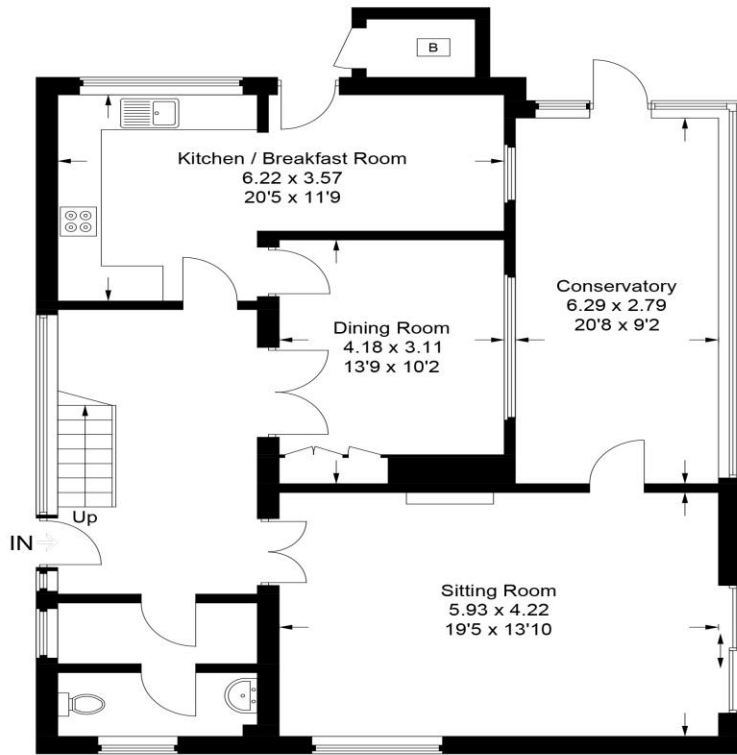
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisors and solicitors.

EPC Rating D

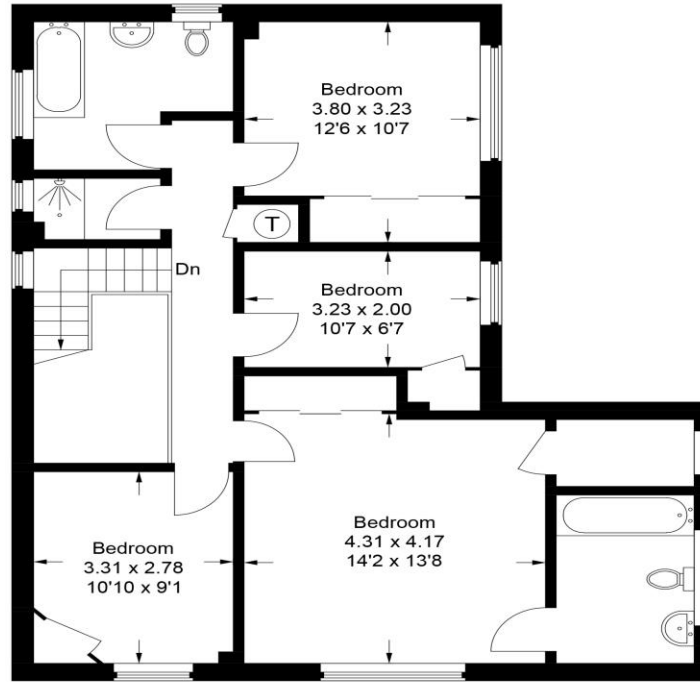
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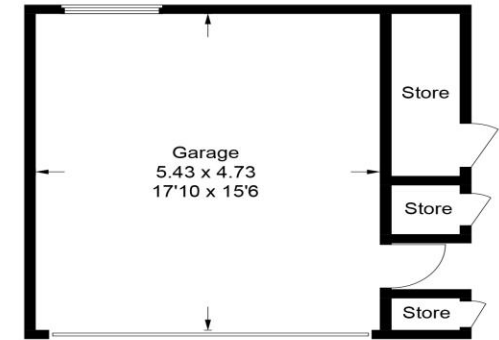




Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

8 Wooster Road

Approximate Gross Internal Area
 Ground Floor = 100.1 sq m / 1,077 sq ft
 First Floor = 80.3 sq m / 864 sq ft
 Outbuildings = 31.5 sq m / 339 sq ft
 Total = 211.9 sq m / 2,280 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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