



Candlemas Lane
Beaconsfield, Buckinghamshire

TIM RUSS
& COMPANY



48 Candlemas Lane Beaconsfield Buckinghamshire HP9 1AF

- DELIGHTFUL CHARACTER PROPERTY
- THREE DOUBLE BEDROOMS
- SHORT DISTANCE TO OLD & NEW TOWN
- SOUTH FACING REAR GARDEN

Guide Price £700,000 Freehold



The Property

A charming character property situated in this convenient location, only a short distance from both the New Town and Old Town of Beaconsfield and with the Butlers Court school catchment area.

The property is approached over a brick paved driveway providing parking for two vehicles. An entrance porch opens onto an attractive sitting room with bay window fitted with shutters and a feature log burner with wooden mantle over. The sitting room opens onto a spacious dining area. The kitchen has been recently updated with a comprehensive range of units and newly fitted worktops.

A large double bedroom to the front with bay window fitted with shutters, a second bedroom has a large under stairs storage cupboard. The family bathroom comprises a white suite, storage cupboard housing boiler. Stairs rise to the 2nd floor landing and a lovely light and bright bedroom with wet room.

Outside

The south facing rear garden, in excess of 100ft, is mainly laid to lawn with a patio area. The garden is stocked with trees, flower borders with shrubs. Garden shed, side access to the front of the property.



Location

This property is well situated within a short walk of Beaconsfield Old Town offering many restaurants and public houses plus a weekly market. Also situated within easy reach of Beaconsfield New Town offering comprehensive shopping facilities including Waitrose, Sainsburys and a Marks & Spencer Simply Food combined with a variety of independent shops, restaurants and public houses.

The main line train service gives access to Marylebone in approximately 25 minutes. The M40 (J 2) is only a short drive away giving access to London, Oxford, Birmingham and the M25 network.

The area is well known for its excellent schooling and the retention of the grammar school system.

Directions

From our office in Burkes Road turn right at the roundabout heading towards Beaconsfield Old Town. After the second roundabout, Candlemas Lane is the first turning on the left hand side. Proceed along Candlemas Lane and just after Wheeler Place, the property will be found on the right hand side.



Viewings

Strictly by appointment only.

Solicitors/Mortgage Advice

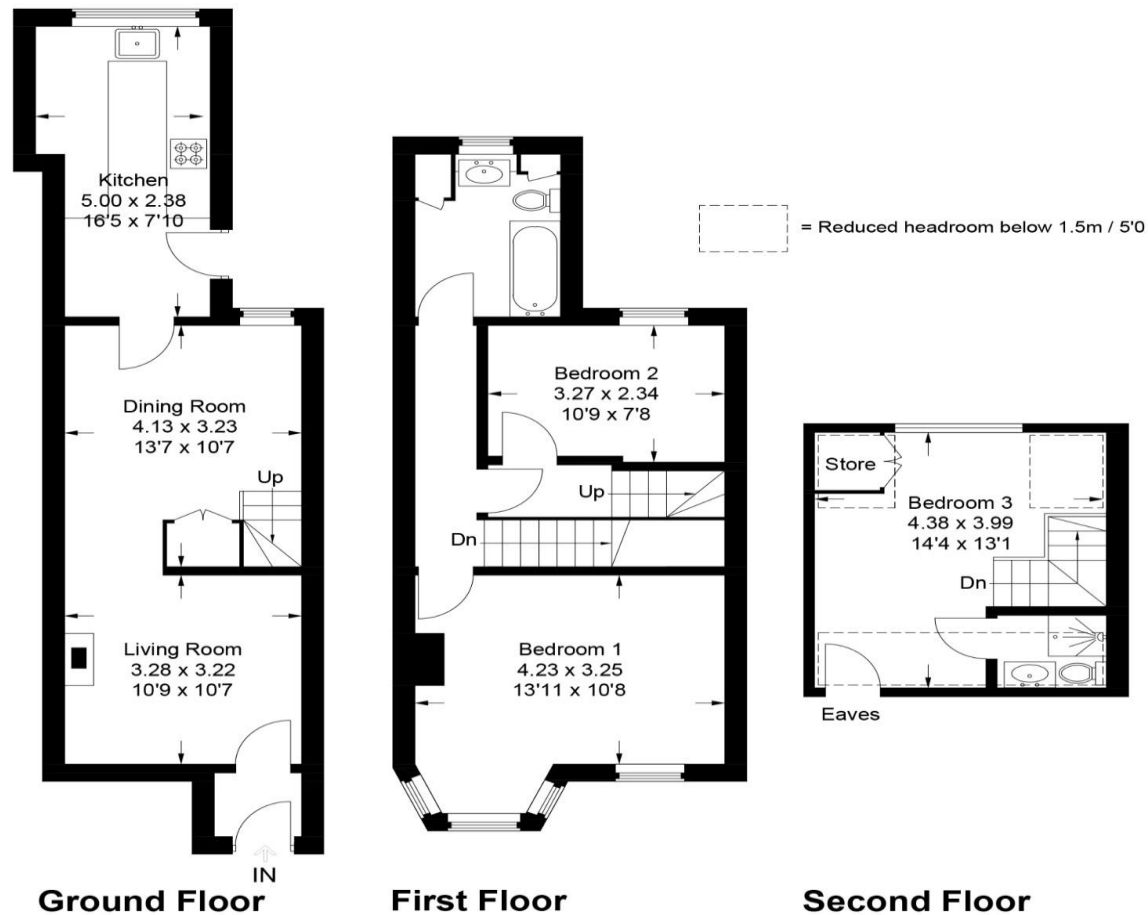
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisors and solicitors.

Council Tax Banding E

E.P.C Rating C

Ref: 24/8211





48 Candlemas Lane, Beaconsfield, HP9 1AF

Approximate Gross Internal Area
 Ground Floor = 37.5 sq m / 403 sq ft
 First Floor = 39.3 sq m / 423 sq ft
 Second Floor = 17.6 sq m / 189 sq ft
 Total = 94.4 sq m / 1,015 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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