



77 Aylesbury End
Beaconsfield

TIM RUSS
& COMPANY



77 Aylesbury End
Beaconsfield
Buckinghamshire HP9 1LS

A gorgeous two bedroom Grade II Listed
Cottage home with garage ideally
located in Beaconsfield Old Town.

Price **£599,000** Freehold



The Property

A beautifully presented two-bedroom middle of terrace Grade II Listed cottage offering a surprisingly spacious lay out and accessing a lovely west facing garden with rear access to garage. Rich in character and with contemporary fittings. This fabulous cottage is located within walking distance of local shops and restaurants in the historic Beaconsfield Old Town.

On the ground floor the bespoke lay out features a lovely, beamed living room with deep inglenook fireplace (working) and beamed mantle. A turning staircase leads to the first floor. This most fashionable room has an ideal study/desk area and flows seamlessly into the beamed kitchen/dining room which accesses the garden and is well equipped with modern units and integrated appliances.

On the first floor there is a stylish beamed and vaulted Main double bedroom, a second single bedroom with dressing/workspace area and tastefully fitted modern bathroom.

Gas central heating is provided and there are stylish window shutters

Outside

There is an attractive west facing courtyard style garden with mature boundaries and gate to rear.

Beyond the garden there is a garage which is accessed from the first right hand turning inoff Meadow Cottages.

Location

Ideally located in Beaconsfield Old Town with the M40 (J2) being within short drive giving access to London, Oxford and Birmingham and the M25 network. Beaconsfield New Town is located within one mile and offers an excellent range of shops for day to day needs, including Waitrose, Sainsburys and a Marks and Spencer Simple Food. There is also a main line train service to London Marylebone (23 minutes approximately). The area is well known for its excellent schooling and the retention of the grammar school system.

Directions

From our office proceed along Station Road towards the Old Town. The property will then be found on the right hand side a short distance after the turning into Wattleton Road.

Viewings

Strictly by appointment only.

Mortgage

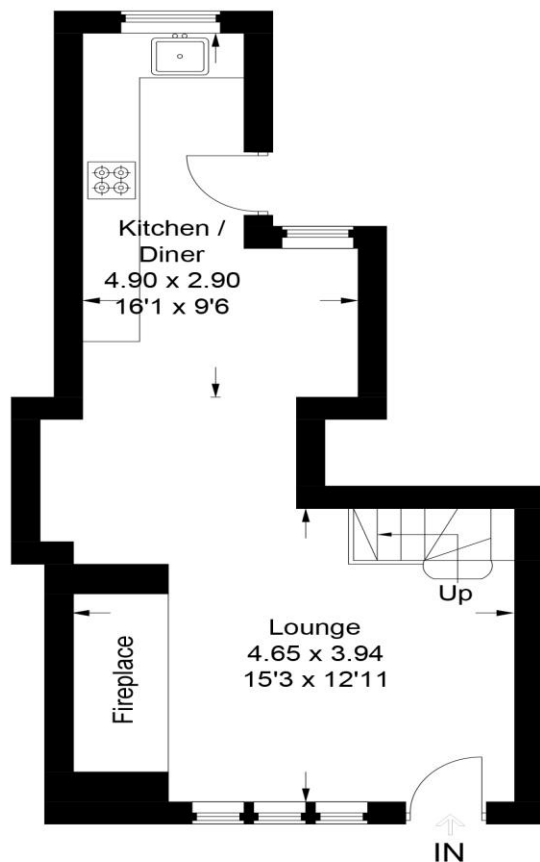
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

EPC RATING Exempt as Listed

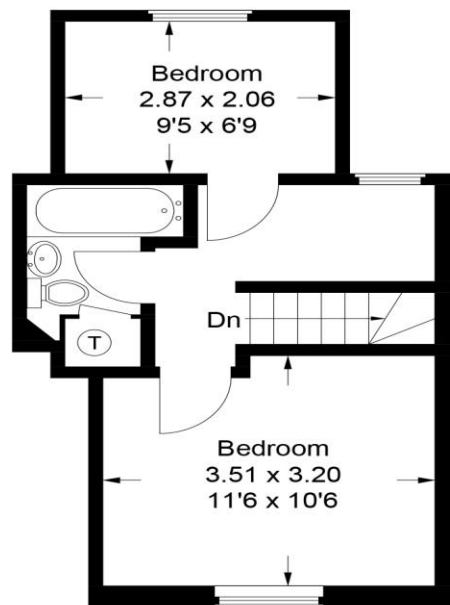
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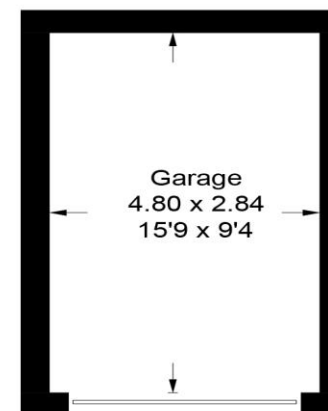




Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Aylesbury End

Approximate Gross Internal Area
 Ground Floor = 33.4 sq m / 359 sq ft
 First Floor = 27.0 sq m / 291 sq ft
 Garage = 14.0 sq m / 151 sq ft
 Total = 74.4 sq m / 801 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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