



6 BURKES COURT · BURKES ROAD · BEACONSFIELD · BUCKS HP9 1NZ
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18 BARING ROAD, BEACONSFIELD, BUCKS HP9 2NE



**A SPACIOUS SEMI DETACHED HOUSE FULL OF
CHARACTER WITH COURTYARD GARDEN IN
AN EXCEPTIONALLY CONVENIENT TOWN
CENTRE LOCATION**

ACCOMMODATION

**HALL, SITTING ROOM, DINING ROOM,
KITCHEN, UTILITY, 2 DOUBLE AND 1
SINGLE BEDROOM, FAMILY BATHROOM**

PRICE

£1,775 PCM UNFURNISHED

AVAILABLE EARLY NOW

Main living areas including the Master Bedroom have stripped pine floors. Accommodation comprises

ENTRANCE PORCH Door to:

ENTRANCE HALL Staircase to first floor and cupboard under, double radiator.

SITTING ROOM 14'3 x 12'10 (4.36m x 3.91m). 3 Radiators, electricity meter cupboard, feature period fireplace with tiled surround fire – not working. Telephone point. TV point.

DINING ROOM 12'5 x 10'6 (3.78m x 3.20m) Cast iron period fireplace – not working. casement door to garden.

KITCHEN/BREAKFAST ROOM 13'4 x 10'4 (4.06m x 3.15m) Tiled floor, good range of units on three sides with laminated work surfaces incorporating one and half bowl white sink unit. Bosch 4 burner gas hob, built in Bosch double oven, fitted Hotpoint dishwasher and Miele fridge. Radiator, door to

UTILITY ROOM with further work surface and Miele freezer, Indesit washing machine, Potterton Netaheat gas fired central heating boiler. From the Utility Room a stable type door leads out to the courtyard garden.

CLOAKROOM Fully tiled. Low flush w.c., and pedestal wash basin, radiator, tiled floor.

FIRST FLOOR

LANDING with stripped pine banisters. Double radiator, access to roof space, airing cupboard with lagged tank.

BEDROOM 1 14'7 (4.45m) to the front of a full width range of shelves and hanging wardrobes with lattice doors x 12' (3.65m) plus wide splayed bay with 3 radiators, telephone point. TV point.

BEDROOM 2 12'4x10'4 (3.75mx3.15m) Double radiator, telephone point.

BEDROOM 3/BOXROOM 7'2x6 (2.18mx1.82m) Radiator. Telephone point.

BATHROOM Roll-top bath with telephone hand shower mixer, pedestal wash basin, low flush w.c., corner entry shower, shaver point, radiator, fully tiled walls.

OUTSIDE

The front garden has been paved for off-street parking.

The rear garden has been laid for ease of maintenance to provide a courtyard garden which is enclosed by 6' close boarded fencing with gravelled areas, raised herb bed and a side entrance to the front.

VIEWING Strictly by appointment with Tim Russ & Company.

DIRECTIONS Baring Road is situated in the centre of town opposite Waitrose supermarket.

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