



Waller Road
Beaconsfield, Buckinghamshire

TIM RUSS
& COMPANY



10 Waller Road
Beaconsfield
Buckinghamshire HP9 2HD

A conveniently positioned three bedroom semi-detached family home offering potential to extend STPP.

Situated just over half a mile from New & Old Town and within level walking distance of St Mary & All Saints primary school.

Offered with no chain above.

Guide Price £625,000
Freehold



The Property

10 Waller Road is an attractive three bedroom semi-detached family home situated in a sought-after location just over half a mile of both the New and Old towns. The property has been updated in part by the current owners and offers enormous potential to extend subject to planning permissions.

On the ground floor there is a spacious hallway giving access to a downstairs bathroom, a recently refurbished sitting room with fireplace and front and rear aspect, a generous conservatory offering a flexible living space with room for a dining/seating and a study area and fitted kitchen.

On the first floor there are three bedrooms.

Outside

To the front of the property there is wide hedge to one side and a fence to the other, there is currently driveway parking for two cars, but this can be made bigger if more parking is required. There is also an electrical car charging point.

To the rear the garden is private and mainly laid to lawn. There is a generous patio for entertaining and a brick built outhouse which provides additional storage.



Location

Waller Road is just over half a mile from Beaconsfield New Town which offers an excellent range of restaurants and cafes plus shops for day to day needs including Waitrose, Sainsbury's and a Marks & Spencer Simply Food. In addition the local library is within walking distance.

Chiltern Railways operate a frequent service into Marylebone (approximately 25 minutes) and J2 of the M40 is a short drive away giving access to London, Birmingham and the M25 Network.

The area is well known for its excellent schooling with St Mary & All Saints Primary School being within walking distance and Bucks having the Grammar School system.

Directions

From our office turn down Maxwell Road, (beside WH Smiths) passing Sainsbury's on the right. Proceed to the end bearing right at the end and turn right onto Amersham Road and first right into Waller Road. Number 10 can be found on the right hand side.

Viewings



Strictly by appointment only on 01494 681122

Solicitors/Mortgage Advice

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

EPC: E

Council Tax: D

Ref 24/8235

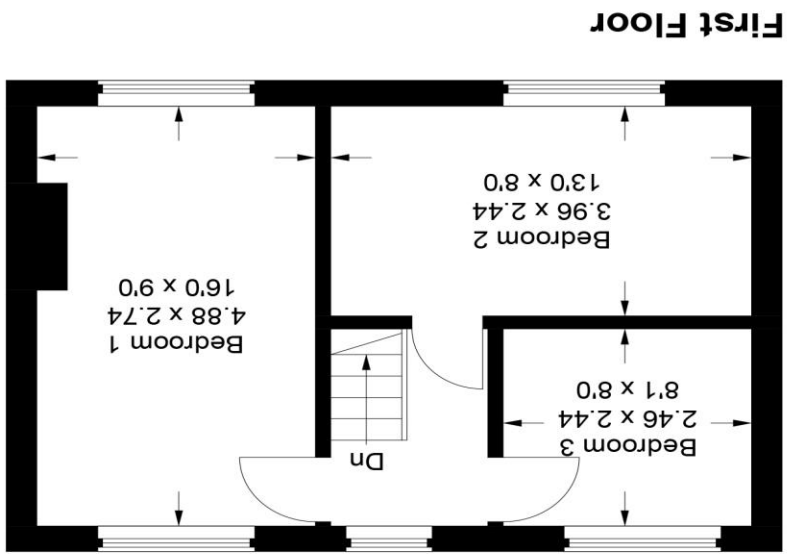
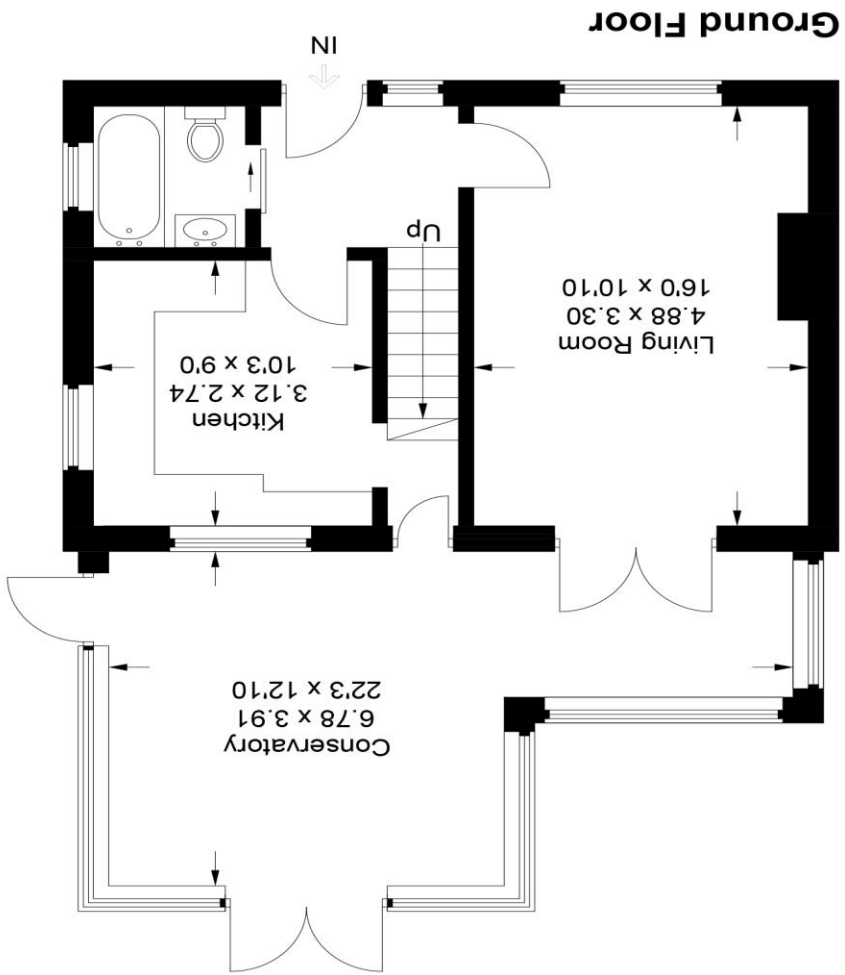


6 Burkes Court, Burkes Road, Beaconsfield HP9 1NZ

T: 01494 681122

E: Beaconsfield@timruss.co.uk

www.timruss.co.uk



10 Waller Road

Approximate Gross Internal Area
 Ground Floor = 57.1 sq m / 615 sq ft
 First Floor = 34.5 sq m / 371 sq ft
 Total = 91.6 sq m / 986 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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company

