



25 Old Town Close
Beaconsfield

TIM RUSS
& COMPANY



25 Old Town Close
Beaconsfield
Buckinghamshire
HP9 1LF

- SPACIOUS LIVING ROOM
- FITTED KITCHEN WITH APPLIANCES
- TWO BEDROOMS WITH WARDROBES
- MODERN BATHROOM
- TWO PARKING SPACES
- ATTRACTIVE PAVED GARDEN
- FRESHLY DECORATED & RECARPETED
- NO ABOVE CHAIN

A light and airy two bedroom end of terrace home
with enclosed courtyard garden
and two parking spaces in the heart of
Beaconsfield Old Town.

Price

£455,000

Freehold

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The Property

This well presented two-bedroom end of terrace modern home is well positioned in this popular development a stroll from Beaconsfield Old Town. The property has recently been redecorated and had new floor coverings and is offered to the market with immediate possession available

On the ground floor, the entrance porch gives way to a spacious bright living room which in turn opens to a fitted kitchen/breakfast room with integrated appliances and door to the garden

On the first floor there are two good sized bedrooms with fitted wardrobes and a tiled family bathroom with white suite.

The property features gas central to radiators with a Worcester gas fired boiler. There is double glazing throughout.

Outside

There is a lovely paved courtyard garden which is enclosed by close boarded fencing with gated side access. To the front there is a shingle area with paving close to the house. This area could be paved to make an extra (third) parking space as there are

two allocated spaces a short distance from the property via the opening straight ahead as one enters the cul de sac.

Location

Old Town Close is a small cul-de-sac development of modern properties ideally situated for easy access to both the Old and New Towns.

Beaconsfield Old Town has a good range of facilities including popular restaurants, public houses and boutique shops.

Beaconsfield New Town is about half a mile away and offers more comprehensive shopping facilities including Waitrose, Sainsburys and a Marks & Spencer Simply Food. There is also a library and a main line train station with services to London Marylebone (23 minutes approximately).

The M40 (Junction 2) is a short drive away giving access to London, Oxford, Birmingham and the M25 network.

Directions

From our office in Beaconsfield proceed along Station Road towards the Old Town. After the turning

for Wattleton Road turn next right into Meadow Cottages and left into Old Town Close. Turn left and the property will be found in the left-hand corner with parking (clearly numbered) through the opening straight ahead.

EPC Rating D Council Tax Band E

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.

Ref: 24/

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

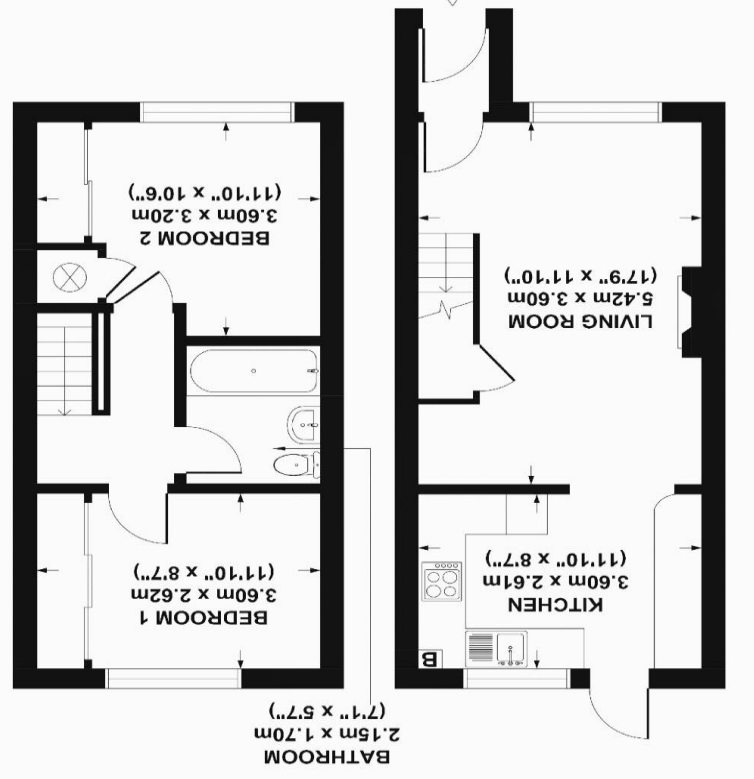




OLD TOWN CLOSE, BEACONSFIELD, HP9 1LF
APPROX. GROSS INTERNAL FLOOR AREA 60 SQ M / 648 SQ FT
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

GROUND FLOOR
 GROSS INTERNAL FLOOR AREA 31 SQ M / 331 SQ FT

FIRST FLOOR
 GROSS INTERNAL FLOOR AREA 29 SQ M / 317 SQ FT



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