



**Wilton Crescent**  
Beaconsfield, Buckinghamshire

**TIM RUSS**  
& COMPANY



# 11 Wilton Crescent Beaconsfield Buckinghamshire HP9 2BY

- A CHARACTER DETACHED FAMILY HOME
- SET IN PRESTIGIOUS CENTRAL LOCATION
- FOUR BEDROOMS TWO BATHROOMS
- NO ONWARD CHAIN

**Price £1,795,000 Freehold**



## The Property

A handsome character detached family home built around 1936 that has been extended with a stylish and attractive interior design. The property is ideally located in central Beaconsfield, opposite the tennis court and a level walk to the train station and an extensive range of amenities.

In brief the accommodation comprises: an entrance hall, the sitting room features a bay window and feature fireplace, double doors lead to a separate dining/family room with double doors to the rear garden, a useful study/snug. The spacious kitchen/dining room has an extensive range of wall and base units, integrated appliances and glass splashbacks around the work tops. A door leads to adjoining utility room which houses fitted units, a sink and gives access to a boot room with walk-in larder and storage, a cloakroom completes the downstairs accommodation. On the first floor there is a main bedroom with en-suite bathroom, three further bedrooms, family bathroom and night cloakroom.

## Outside

The property is approached via a five bar gate leading onto a large carriage driveway providing ample parking facilities and access to a detached garage. There is an attractive central lawn area

bordered by decorative hedging. The secluded rear garden has a westerly aspect, mainly laid to lawn with mature tree and shrub borders. There is a paved terrace area which can be accessed from the study and dining room which provides an ideal area for entertaining.

## Location

A very highly desirable location, with the local tennis courts opposite and affording level walking access to the town's amenities. A very popular choice for the commuter and for those wanting a quiet, central town location, in a friendly neighbourhood of individual residential housing stock. The mainline station reaches London Marylebone in around half an hour and Waitrose sits beside the station, along with a wide selection of high street shops, cafes and the library. The area is renowned for excellent schooling both state and private.

## Directions

From our office proceed across the railway bridge and turn right after passing over the Waitrose roundabout into Warwick Road. Turn left at the junction into St Michaels Green and right into Grenfell Road. Turn right into Wilton Crescent where the property is situated after a short distance on the right hand side.

## Viewings

Strictly by appointment only.

## Solicitors/Mortgage Advice

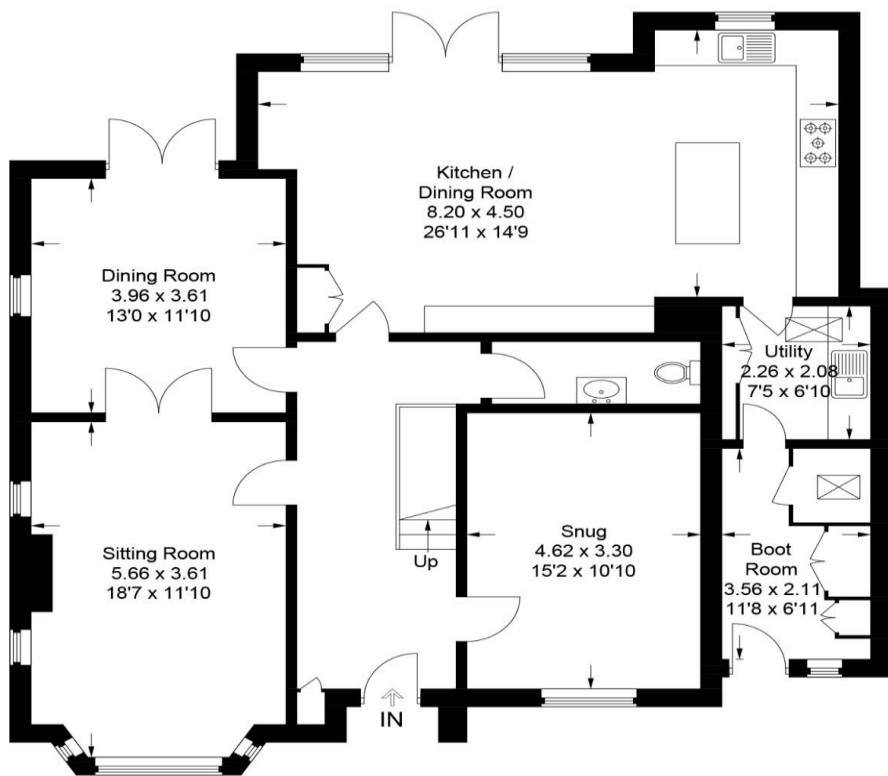
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisors and solicitors.

## E.P.C Rating C

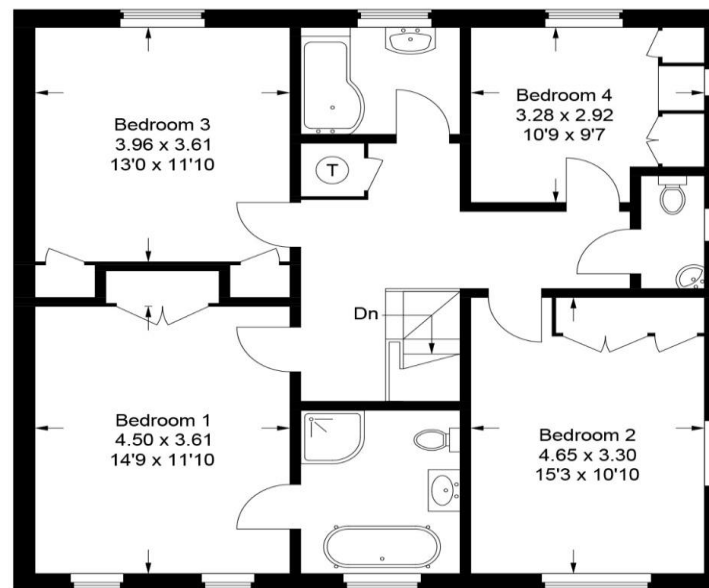
## Council Tax Banding G

Ref: 24/8248

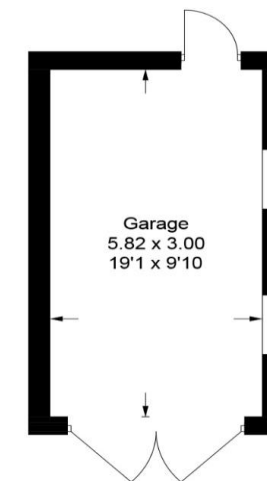




**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

## 11 Wilton Crescent

Approximate Gross Internal Area  
 Ground Floor = 120.8 sq m / 1,300 sq ft  
 First Floor = 86.9 sq m / 935 sq ft  
 Garage = 18.1 sq m / 195 sq ft  
 Total = 225.8 sq m / 2,430 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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