



1 Waterglades, Knotty Green - HP9 2RR

Guide Price £1,475,000

 **TIM RUSS**
& Company



1 Waterglades

Knotty Green, Beaconsfield

- SPLENDID THREE BEDROOM GROUND FLOOR APARTMENT
- PRESTIGIOUS DEVELOPMENT WITH PRIVATE TERRACE
- VIEWS OVER STUNNING JAPANESE WATER GARDENS
- RECENTLY IMPROVED BY THE CURRENT OWNERS
- REFITTED KITCHEN WITH HIGH QUALITY INTERGRATED APPLIANCES
- LUXUARY MAIN BEDROOM WITH REFITTED EN-SUITE
- ACCESSED BY TWO ELECTRIC GATES

The New Town, just over half a mile away, offers an excellent range of shops including a Waitrose, Sainsburys and a Marks & Spencer Simply Food plus a selection of restaurants and cafes. There is also a library and a main line train station with services to London (Marylebone, approximately 30 minutes) and close by is the Old Town which provides an excellent range of restaurants and pubs together with some specialist shops. The M40 motorway is just over 2 miles away, providing fast access to the M25, London and Oxford. The area is well served with excellent schools, both grammar and private and has a range of leisure and sporting venues including those for squash, tennis, cricket, rugby, football, golf and horse riding.



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A spacious, recently improved and well-designed three bedroom ground floor apartment with garage and parking and enjoying a secluded position overlooking the communal gardens.

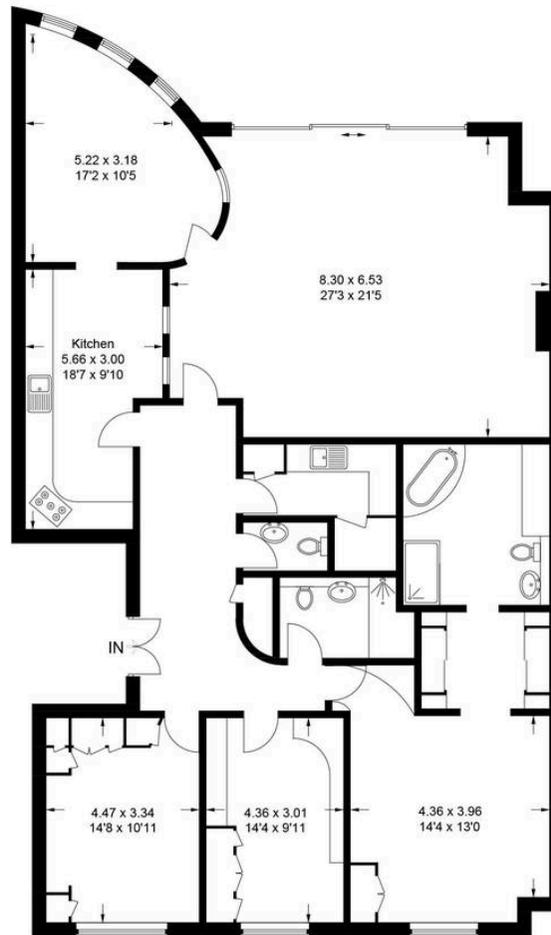
Waterglades is an imaginative development of just 16 apartments, built in the late 1980's just over a mile north of Beaconsfield New Town. The apartments have matured and sit in the most beautiful, meticulously maintained, communal gardens and landscaped grounds with the feature of a series of ponds in the style of Japanese water gardens. The apartments are set in a crescent, with clever screening and enjoy a south and westerly aspect over the gardens. Waterglades is accessed via two sets of electric gates with the front approach to the apartments being across a cascading moat.

Apartment 1 is a spacious, recently improved and well-designed three bedroom ground floor apartment with garage and parking and enjoying a secluded position overlooking the communal gardens.

The apartment is approached via a generous communal hallway with double entrance doors to its large private hallway (with video entry system) with cloaks cupboard, cloakroom and modern fitted utility with boiler room.

The splendid well-proportioned drawing room offers wonderful views over the communal gardens and wide patio doors open to a delightful paved terrace with outside lighting and awning. Steps with arches lead to a curved dining area with three windows overlooking the gardens. The dining area in turn links to a modern refitted kitchen/breakfast room with high quality integrated appliances, granite worktops and ceramic floor tiles.





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Approximate Gross Internal Area
190 sq m / 2,045 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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