



12 Blue Dragon Yard, Beaconsfield - HP9 1GW

Guide Price £599,950

**TR** TIM RUSS  
& Company





## 12 Blue Dragon Yard

Beaconsfield, Beaconsfield

- DELIGHTFUL TWO BEDROOM FREEHOLD HOUSE
- OFFERED IN EXCELLENT CONDITION
- TRIPLE ASPECT LIVING/DINING ROOM
- TUCKED AWAY IN A SELECT DEVELOPMENT
- CLOSE TO BEACONSFIELD OLD AND NEW TOWN
- NO ONWARD CHAIN
- KITCHEN WITH INTEGRATED APPLIANCES & GRANITE
- MODEST BUT SUNNY & PRIVATE COURTYARD

The town and shops are within walking distance which includes Waitrose, Sainsbury's, Marks & Spencer Simply Food plus a good selection of specialist shops, cafes, bars and restaurants. The mainline train station has services to London Marylebone (from 23 minutes). With one mile is Junction 2 of the M40 which gives access to London and the M25 network. Sporting facilities include rugby, cricket a number of golf clubs and squash and badminton clubs.





## 12 Blue Dragon Yard

Beaconsfield, Beaconsfield

Nestled within a highly sought-after enclave, this delightful two-bedroom freehold house enjoys immaculate condition throughout. The triple aspect living/dining room floods the space with natural light, creating a warm and inviting ambience. The kitchen, complete with integrated appliances and granite countertops, is ideal for cooking enthusiasts. Tucked away in a select development close to both Beaconsfield Old and New Town. With no onward chain, this residence presents a seamless opportunity to step into refined living.

Step outside into the modest yet sunny and private paved courtyard.

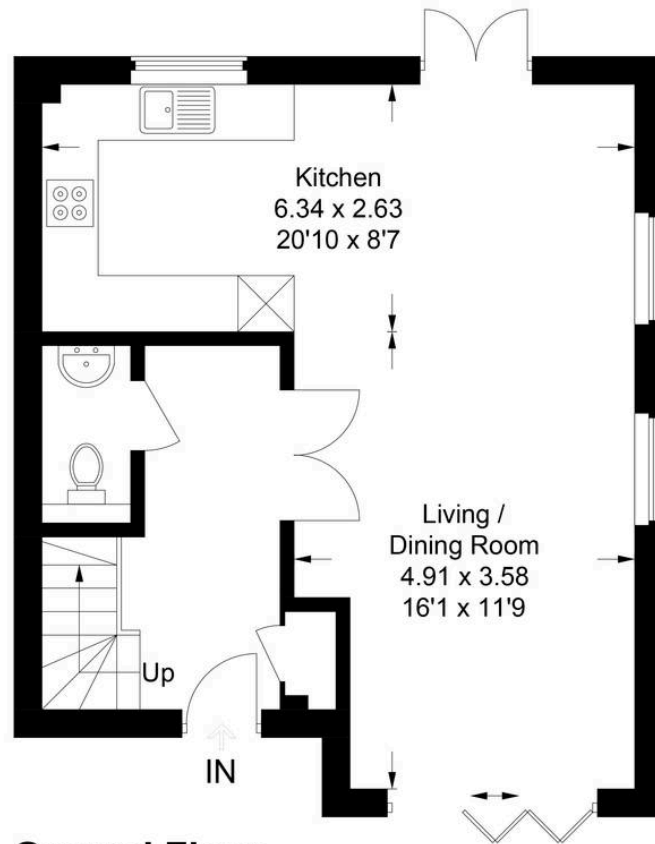
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

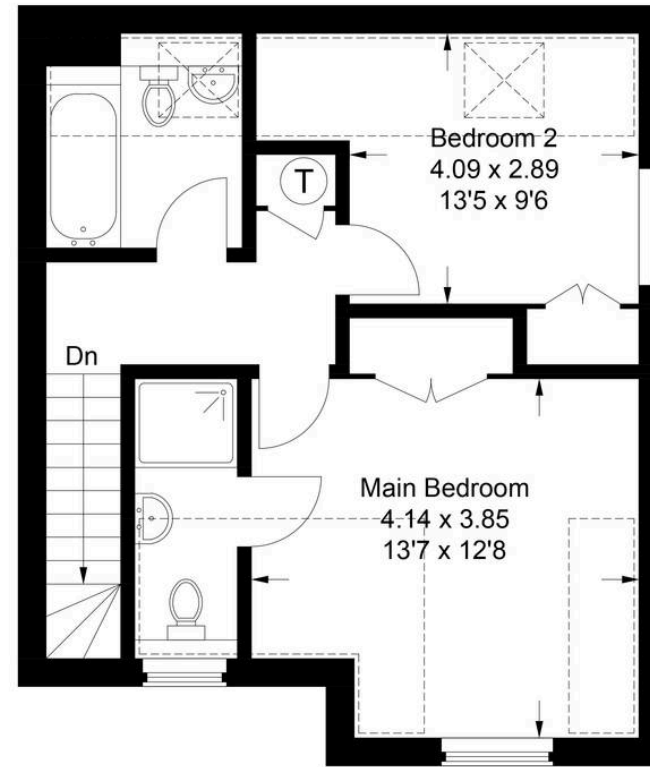




**Ground Floor**



= Reduced headroom below 1.5m / 5'0



**First Floor**

## 12 Blue Dragon Yard

Approximate Gross Internal Area  
 Ground Floor = 45 sq m / 484 sq ft  
 First Floor = 45 sq m / 484 sq ft  
 Total = 90 sq m / 969 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

# Tim Russ and Company

Tim Russ & Co, 6 Burkes Court Burkes Road - HP9 1NZ

01494 674321 • Beaconsfield@timruss.co.uk • timruss.co.uk/

