



169 Cherry Tree Road, Beaconsfield - HP9 1BB

Guide Price £1,650,000

**TIM RUSS**  
& Company





## 169 Cherry Tree Road

Beaconsfield, Beaconsfield

- IN GROUNDS OF 0.32 ACRE
- SUPERB LANDSCAPED GARDENS
- FANTASTIC SELF CONTAINED ANNEXE
- 6 DOUBLE BEDROOMS & FOUR MODERN BATHROOMS
- 30FT RED KITE KITCHEN/DINING ROOM WITH BIFOLDS
- TWO IMPRESSIVE SITTING ROOMS & STUDY
- GARAGE AND AMPLE LEVEL DRIVEWAY
- CONVENIENT SETTING FOR ACCESS TO TOWNS AMENITIES

Cherry Tree Road is a popular residential street, ideally situated between Beaconsfield's Old and New Towns. The highly regarded Holtspur Primary School is just a short walk away, adding to the appeal of this prime location for families. The nearby New and Old Towns of Beaconsfield offer a fantastic range of amenities, including high-end restaurants, shops, and supermarkets like Marks & Spencer, Waitrose, and Sainsbury's. For commuters, Beaconsfield Railway Station, located in the New Town, provides a direct service to London Marylebone in just 23 minutes via the Chiltern Line. Additionally, Junction 2 of the M40 is approximately 1.5 miles away, offering quick access to the M25 and the national motorway network, including London's major airports.





# 169 Cherry Tree Road

Beaconsfield, Beaconsfield

Updated six bed detached house with 1/3 acre plot, annexe, 5 beds, 3 baths, fitted kitchen, utility, garage, landscaped garden, near town amenities, schools, rail station.

A well maintained and updated six bedroom detached house with generous third of an acre plot and attached self contained annexe of spacious design. Well positioned for ease of access to the town's multiple amenities including highly regarded schooling and rail station to Marylebone, London.

The main house features five double bedrooms (one on the ground floor), three modern bath/shower rooms including ensuite to the master bedroom, a wonderful fitted kitchen by Red Kite opening to a dining area with bifolds to the garden, a delightful living room, study and spacious utility room with cloakroom. The annexe features a large sitting room with bifolds, modern fitted kitchen, double bedroom and en suite shower room.

Presentation is excellent throughout with tasteful decor, quality floor coverings including herringbone floors, quality kitchen (integrated appliances and silestone worktops) and bath/shower fittings, gas central heating (two boilers) and double glazing.

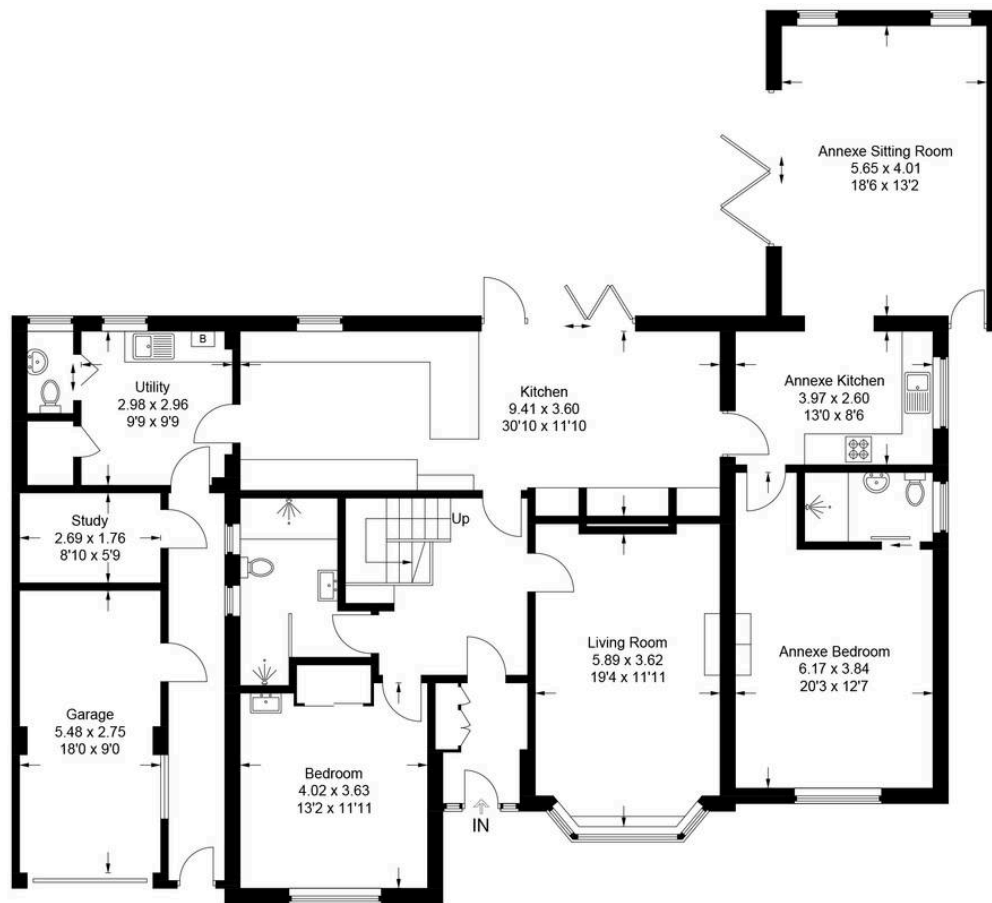
Outside the property enjoys a large landscaped rear garden with substantial terrace and secluded deck as well as expansive lawns helping to make this a rare plot size close to the centre of Beaconsfield.

There is a good sized garage and ample level driveway with lawn to the front.

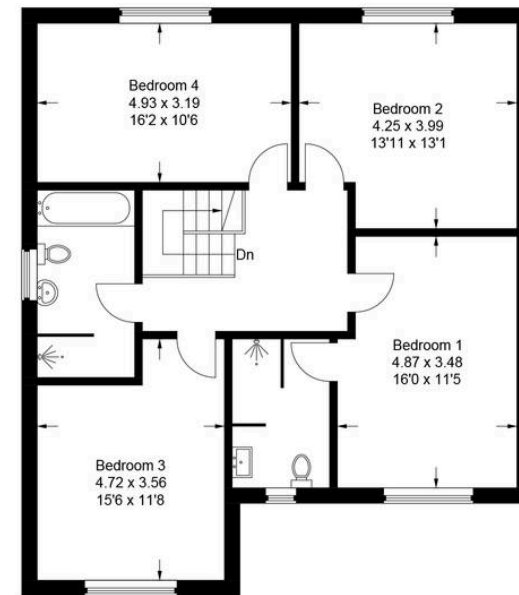
Council Tax band: F

Tenure: Freehold





**Ground Floor**



**First Floor**

## 169 Cherry Tree Road

Approximate Gross Internal Area  
 Ground Floor = 199.4 sq m / 2,146 sq ft  
 First Floor = 91.2 sq m / 982 sq ft  
 Total = 290.6 sq m / 3,128 sq ft  
 (Including Garage)

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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