



33 Reynolds Road, Beaconsfield - HP9 2NJ

Guide Price £1,625,000

TIM RUSS
& Company



33 Reynolds Road

Beaconsfield

- NO ONWARD CHAIN
- GLORIOUS PLOT
- SOUTH FACING GARDEN
- HUGE POTENTIAL
- SHORT WALK TO TOWN AND STATION
- DETACHED FAMILY HOME
- FOUR BEDROOMS
- THREE RECEPTION ROOMS

Set on a very popular residential road in Beaconsfield, very close to the amenities of the New Town and within walking distance of the station. There are a range of supermarkets including M&S and Waitrose, plus boutique style shops and cafes. With fast trains to London Marylebone taking 23 minutes this makes it ideal for commuters. Nearby M40 and M25 give excellent road links to London and Heathrow Airport. Beaconsfield offers excellent education options, with highly regarded private and state schools include Davenies School for boys, High March School for girls, Beaconsfield High School and Dr Challoner's High School for girls.



33 Reynolds Road

Beaconsfield

A fantastic opportunity for someone to create and remodel this charming detached home, occupying a stunning and mature south facing plot just shy of a quarter of an acre (0.22 acres), which is level throughout, with generous space to front and side. Allowing excellent extension possibilities subject to the usual planning consent.

The spacious entrance hall gives a grand entrance to this home, to the front there is a fantastic dining room with a bay window and feature fireplace. The main living room looks over the south facing garden and has dual aspect with a gas fireplace, a kitchen with side access is followed on by another reception room to the rear. Upstairs there are three very good sized bedrooms with a smaller fourth room and a generous family bathroom. There is a large loft accessed off the first floor landing with huge potential.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





33 Reynolds Road

Approximate Gross Internal Area

Ground Floor = 94.0 sq m / 1,012 sq ft

(Including External Cupboards)

First Floor = 86.6 sq m / 932 sq ft

Outbuildings = 16.1 sq m / 173 sq ft

Total = 196.7 sq m / 2,117 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/



TIM RUSS
& Company