



27 Candlemas Lane, Beaconsfield - HP9 1AF

Offers Over £1,000,000

 **TIM RUSS**  
& Company





## 27 Candlemas Lane

Beaconsfield,

- Generous Garden
- Extended
- Upgraded Kitchen
- Study
- Two Bathrooms
- Large Driveway

This property is ideally located within equal short distance to the Old and New town of Beaconsfield with its many shops, restaurants and station with direct links to London Marylebone. Home also sits in catchment for several local primary schools and the Grammar schools.





# 27 Candlemas Lane

Beaconsfield,

Extended three bedroom detached home in immaculate condition.

A fantastic detached family home situated in a great location, having been extended this home has a lovely entrance hall with a study off to the left hand side. A snug lounge to front with a fireplace is ideal for those cosy evenings. A stunning kitchen with vaulted ceilings and doors out to the garden has an accompanying dining space and separate lounge area. There is a utility room and shower room to finish the ground floor of this home.

Upstairs this home has three very generous bedrooms having also benefitted from an extension, the hallway has loft access and a family bathroom.

To the rear of the property there is a generous garden with a patio for entertaining, then leading to a well manicured lawn this spacious garden is well stocked with assorted shrub borders.

The property is accessed via a wooden gate then with gravel driveway for multiple cars.

Council Tax band: F

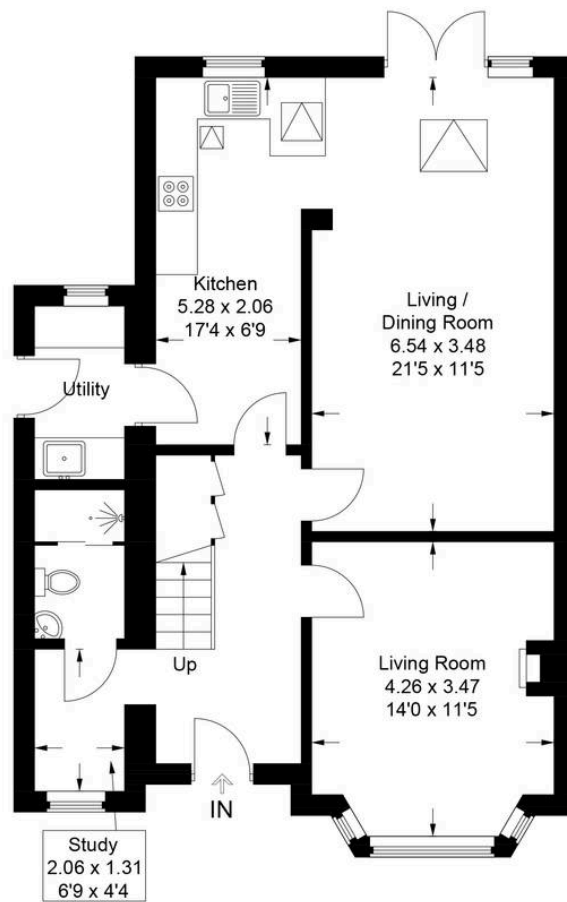
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







**Ground Floor**



**First Floor**

## 27 Candlemas Lane

Approximate Gross Internal Area  
 Ground Floor = 72.4 sq m / 779 sq ft  
 First Floor = 48.2 sq m / 519 sq ft  
 Total = 120.6 sq m / 1,298 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/

