



105 Minerva Way, Beaconsfield - HP9 2BH
£950,000

 **TIM RUSS**
& Company



105 Minerva Way

Beaconsfield

- Built In 2022
- High Specification
- Private Car Port With EV charger
- Underfloor Heating On Ground Floor
- En-suite
- Downstairs W.C

Located in Beaconsfield, Buckinghamshire, a thriving market town and the perfect place to live if you are looking for a peaceful setting with easy access to nearby shops and excellent schools. The area is renowned for its outstanding education with a wide range of highly regarded state and private schools including; Butlers Court, The Royal Grammar School, Beaconsfield High School, High March and Davenies. Living in Buckinghamshire offers bountiful leisure options from golfing to tennis, cricket and football clubs, not to mention access to acres and acres of beautiful countryside on your doorstep. Enjoy country walks, leisurely afternoons in the many delightful local pubs and be part of a local community. Minerva Way is 1.4 miles (approximately a 5 minute drive) from Beaconsfield Town & Station which means you have easy access in and out of the City, with direct access to London Marylebone in approximately 22 minutes.



105 Minerva Way

Beaconsfield

A fantastic mock Georgian-style detached home, built in 2022 this property is situated in the Wilton Park development.

The modern kitchen features a range of base and wall units. A peninsula-style breakfast bar offers additional seating. Then to the rear there is a dining space with French doors out to the garden. Adjacent to the kitchen is a convenient utility room.

On the right hand side of the ground floor there is a dual aspect lounge, a great size with French doors out to the garden.

The principal bedroom is light and airy, it includes an ensuite shower room, there is also a separate walk-in wardrobe.

The two additional bedrooms are both generously sized, and the main bathroom features a bath with overhead shower.

The rear garden includes a large tiled patio area, there is a lawned area surrounded by panel fencing and gated access to the parking area.

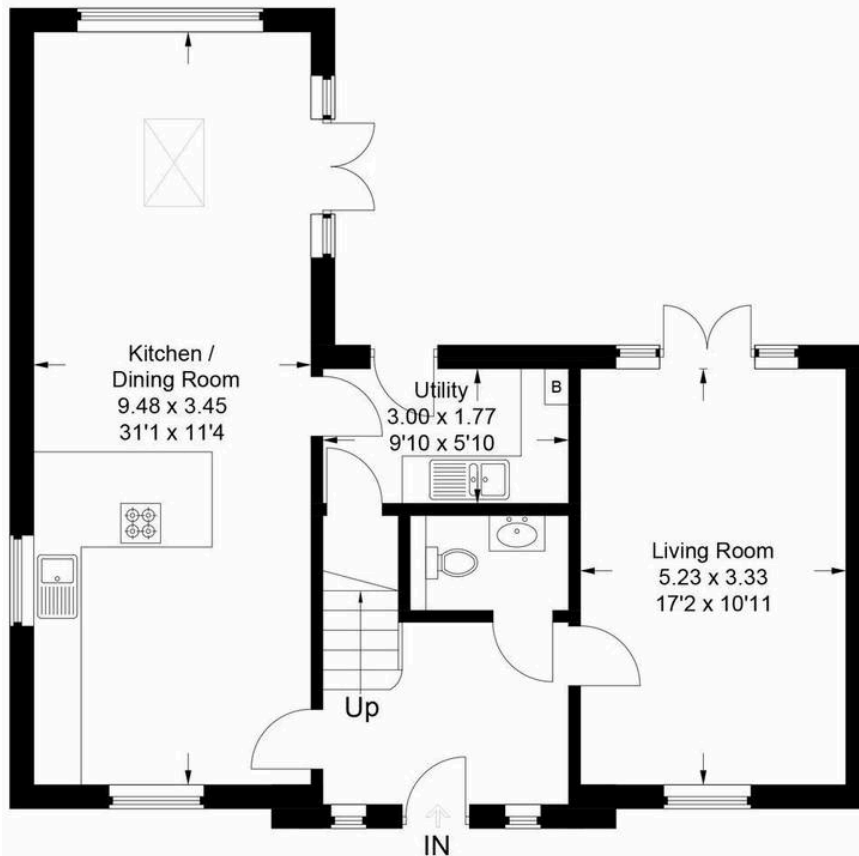
To the side of the home there is a large carport with space for two cars, as well as additional visitors' parking and an electric car charging point.

Council Tax band: TBD

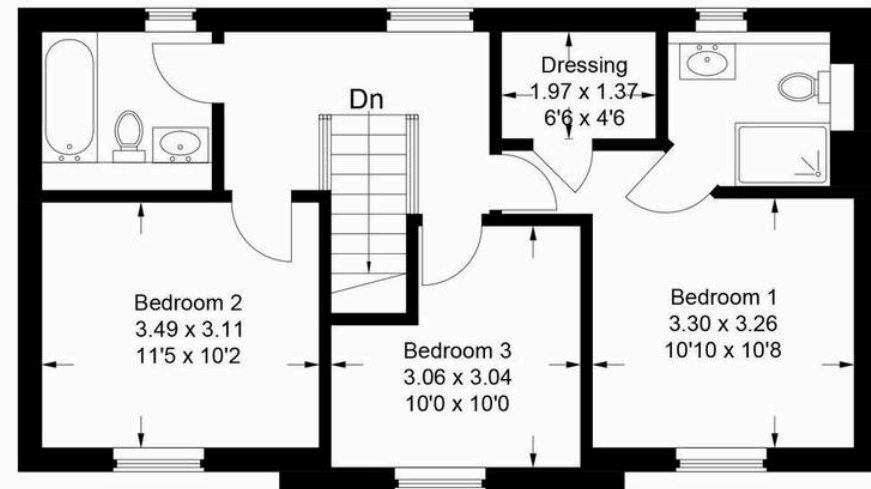
Tenure: Freehold



Approximate Ground Floor Area = 70.0 sq m / 753 sq ft
Approximate First Floor Area = 54.6 sq m / 588 sq ft
Total Approximate Floor Area = 124.6 sq m / 1,341 sq ft



Ground Floor



First Floor

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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Tim Russ and Company

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

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

