



1 Amersham Road, Beaconsfield - HP9 2HA

Offers Over £900,000

TIM RUSS
& Company



1 Amersham Road

Beaconsfield,

- Versatile Home
- Driveway Parking For Multiple Cars
- West Facing Garden
- Lovely Open Plan Kitchen
- Five Bedrooms
- Five Bathrooms

The best of both worlds - Being situated between the Old Town and the New Town of Beaconsfield allows the property to benefit from the diversity of the shops, amenities and restaurants on offer in each of the towns, fantastic access for an evening's entertainment 5 minutes' walk away (0.3 miles). Beaconsfield train station is 0.9 distance providing a direct link to London Marylebone with the shortest journey taking approximately 23 minutes, ideal for anyone commuting. Further links to London are available via the M40 and M25, also providing access to other motorway networks and several London airports. Furthermore Beaconsfield is renowned for Grammar Schools catchment – as well as state and private. This charming property boasts a spacious driveway, offering ample parking for multiple vehicles. The front door opens into a welcoming entrance lobby that flows effortlessly into the main hallway. The front reception room is bright and airy, featuring a beautiful bay window that frames the view of the front garden, complemented by a striking cast-iron fireplace that serves as a lovely focal point.



1 Amersham Road

Beaconsfield

This charming property boasts a spacious driveway, offering ample parking for multiple vehicles. The front reception room is bright and airy with a striking cast-iron fireplace. A fabulous open-plan kitchen, dining, and family area. The kitchen is equipped with an extensive range of base units and a continuous worktop, with matching eye-level cabinets. Adjacent to the kitchen, the utility area offers additional space and plumbing for a washing machine and dryer. Double doors open from the kitchen to the patio and garden, seamlessly blending indoor and outdoor living. Upstairs, the spacious principal bedroom comes with a generous range of built-in wardrobes. The ensuite bathroom features a white suite. There's also underfloor heating and a heated towel rail for ultimate comfort. The property also offers three additional double bedrooms, each with its own ensuite shower room for added privacy and convenience. Outside, the westerly-facing garden is a true highlight, filled with mature, seasonal plants and offering a peaceful retreat. The patio area is perfect for outdoor entertaining, while a charming little bridge leads to another section of the garden. Gates open out onto Meadow Lane, adding convenience and access. Council Tax band: E

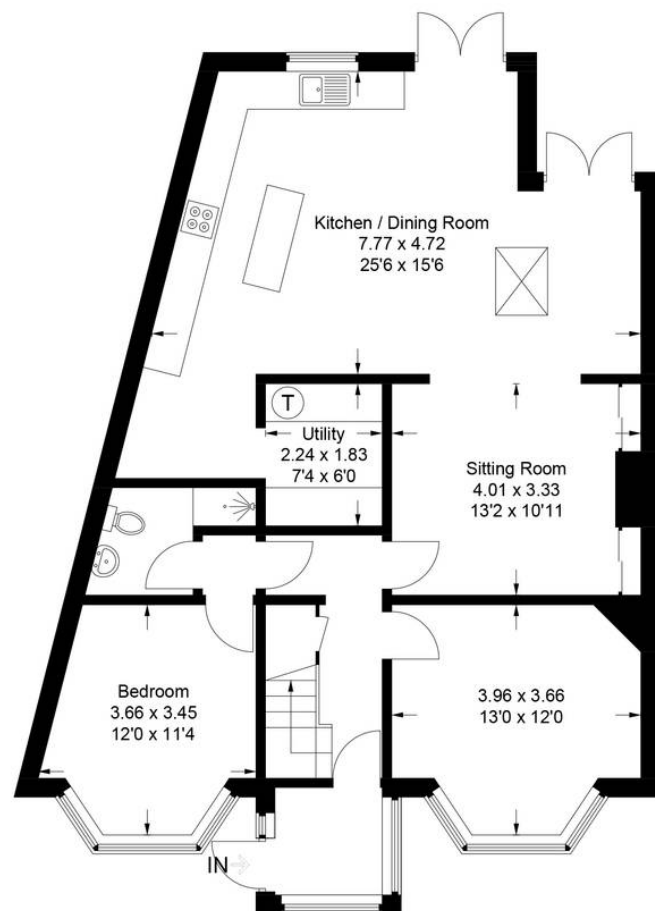
Tenure: Freehold

EPC Energy Efficiency Rating: C

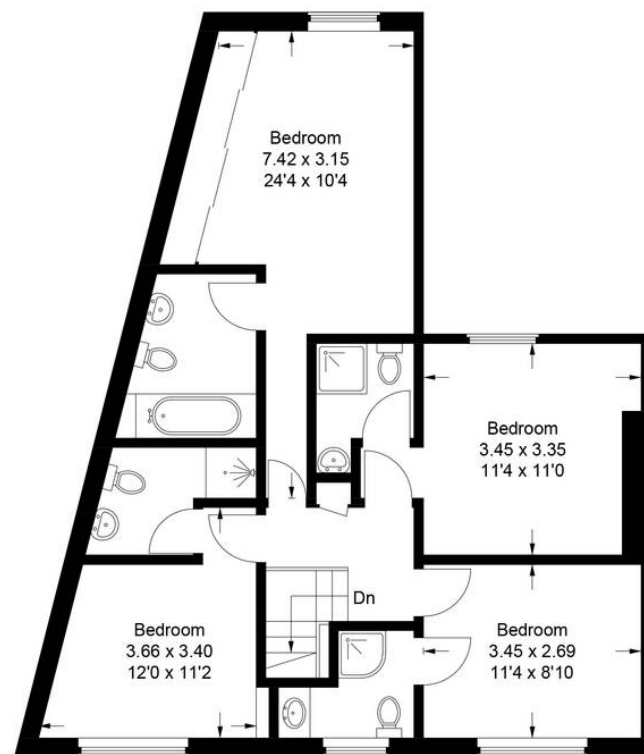
EPC Environmental Impact Rating: D



Approximate Gross Internal Area
 Ground Floor = 94.6 sq m / 1,018 sq ft
 First Floor = 73.2 sq m / 788 sq ft
 Total = 167.8 sq m / 1806 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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