



Pippins Crutches Lane, Jordans - HP9 2TG

Offers Over £1,150,000

 **TIM RUSS**
& Company



Pippins Crutches Lane

Jordans, Beaconsfield

- Jordans Village Location
- No Chain
- Fantastic Potential
- Spacious Detached Family Home
- Lovely Rear Garden
- Driveway Parking

Jordans is a lovely village surrounded by open countryside which is nestled between Beaconsfield, Chalfont St Giles and Seer Green. It has a village school, shop and hall. The village of Jordans was originally formed in 1919 as an artisan village by the Quaker movement although it has never been a requirement to be a Quaker to live there. For detailed information please see the village website jordansvillage.co.uk. Seer Green and Jordans station 1.2 miles, Beaconsfield 3.3 miles, Gerrards Cross 4.3 miles, Amersham station 6 miles, Heathrow (T5) 16 miles, central London (Baker Street) 23 miles. All distances are approximate.

Open House Saturday 3rd May 12:00pm - 14:00pm by appointment only. A fantastic opportunity to renovate this charming detached family home situated in a quiet location within the Jordans Village.



Pippins Crutches Lane

Jordans, Beaconsfield

Nestled in the charming and sought-after village of Jordans, this generous 3-bedroom detached house, with no upward chain, presents a unique opportunity for a buyer wishing to create their dream home. A pretty front garden is accessed via a gated driveway with an assortment of hedgerow, shrubs and flower borders. A pathway leads to the front door with an additional side access via a boot room. The driveway is suitable for multiple cars.

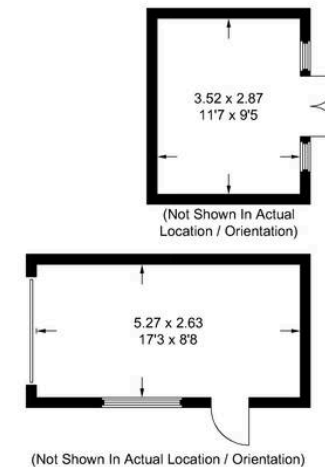
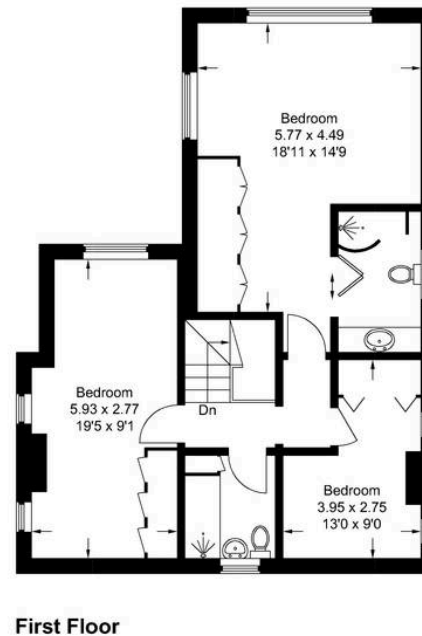
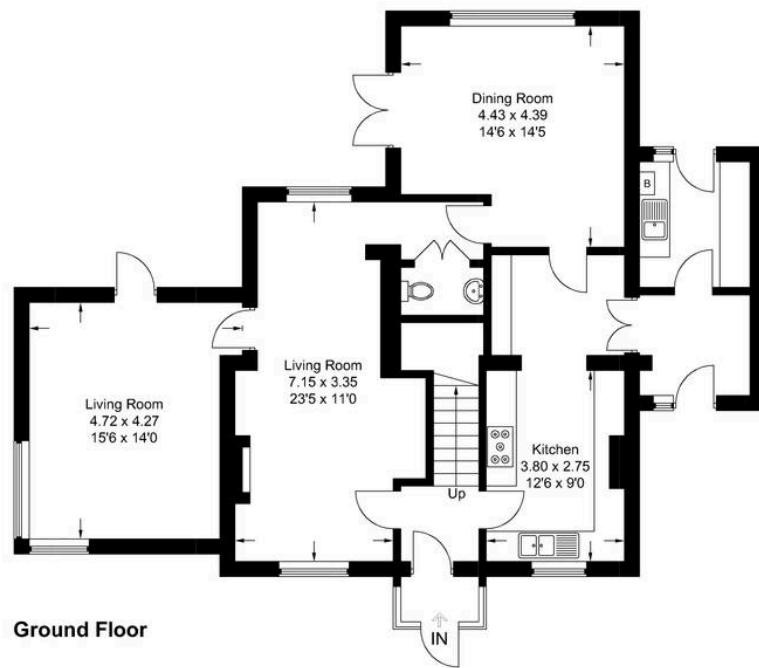
The entrance porch leads through to a small entrance hall with stairs in front, double aspect sitting room to the left and to the right a generous kitchen with breakfast area and access to boot room and utility room. Through the rear of the kitchen you will find the dining room with doors out to the decking and garden, returning to the sitting room via a lobby area with access to a WC. The sitting room leads to a further reception room with stable door to decking and the garden.

Upstairs you will find two generous bedrooms with the primary featuring fitted wardrobes and an en-suite, in addition there is a third bedroom with storage, and family bathroom.

The rear garden has a lovely raised decking area leading to lawn with shed and garage/workshop (with power) all enclosed by mature shrub borders and hedges.

Council Tax band: G Tenure: Freehold





Pippins

Approximate Gross Internal Area
 Ground Floor = 103.4 sq m / 1,113 sq ft
 First Floor = 66.1 sq m / 711 sq ft
 Outbuilding = 23.9 sq m / 257 sq ft
 Total = 193.4 sq m / 2,081 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