



29 Shepherds Lane, Beaconsfield - HP9 2DU

In Excess of £525,000

TIM RUSS
& Company



29 Shepherds Lane

Beaconsfield, Beaconsfield

- Two Bedroom Terrace Cottage
- Considerably Improved By The Current Owner
- Offered In Excellent Decorative Order
- Superb Refitted Kitchen
- Utility Room Plus Cloakroom
- Two Reception Rooms
- Good Size Rear Garden
- Useful Office/Gym

The property is close to the heart of the historic Beaconsfield Old Town, which has a number of restaurants, public houses and church.

There is a local farmers market on a monthly basis and also a weekly market on Tuesdays. The property is well located with access to the motorway network with Junction 2 of the M40 being a short distance away.

The town is well known for its excellent schooling the property being within the Butlers Court School catchment area. Private schools available include Davenies for boys and High March for girls. Beaconsfield New Town, which offers a comprehensive range of shopping facilities including Waitrose, Sainsburys and a Marks & Spencers Food Hall, also has a main line train service to Marylebone (35 minutes approximately).



29 Shepherds Lane

Beaconsfield, Beaconsfield

A beautifully presented two bedroom terrace cottage, considerably improved by the current owner, offering an excellent size rear garden.

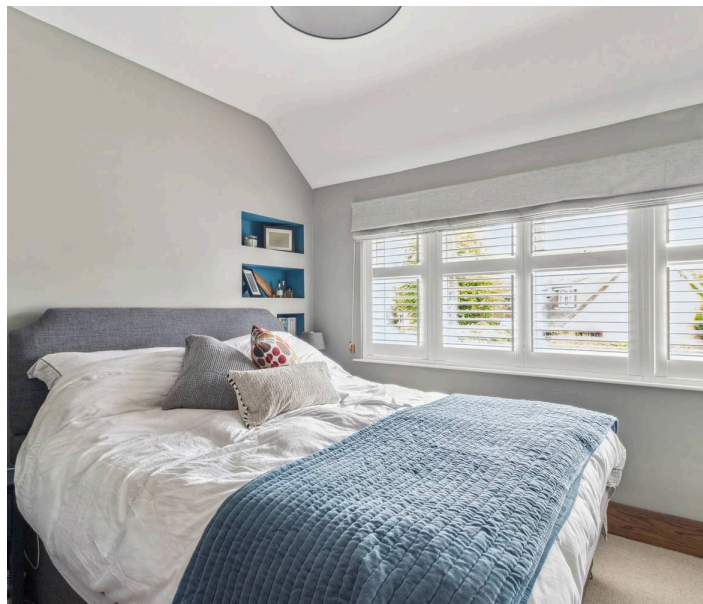
In brief the accommodation comprises entrance hall, cosy sitting room with feature fireplace, bay window with attractive shutters, superbly refitted kitchen complimented by a utility room leading to a cloakroom, there is a second reception room which overlooks the delightful rear garden.

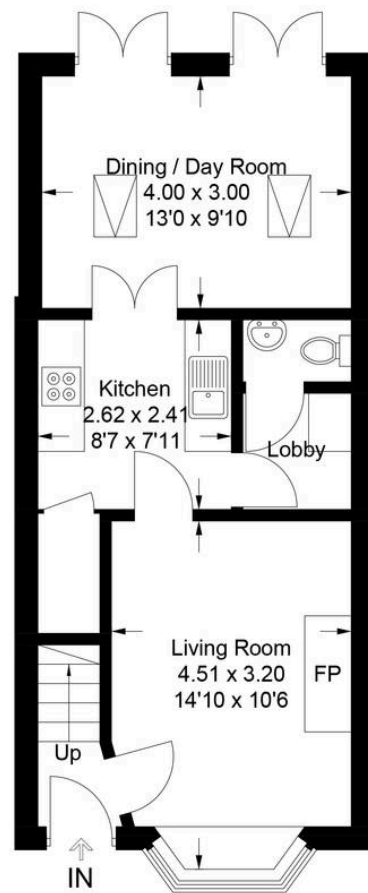
On the first floor are two bedrooms and a beautifully fitted bathroom. Outside the garden is an excellent size comprising a patio area leading onto a neat area of lawn with side path, at the bottom of the garden is a useful garden office/gym.

Council Tax band: D

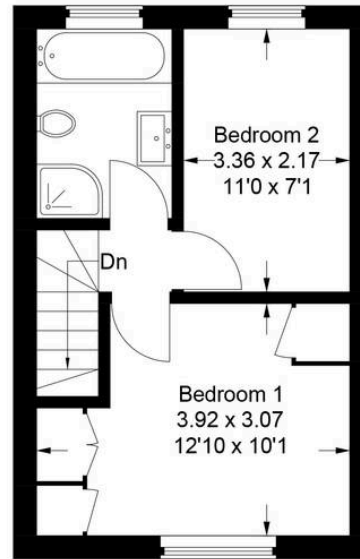
Tenure: Freehold

EPC Energy Efficiency Rating: C

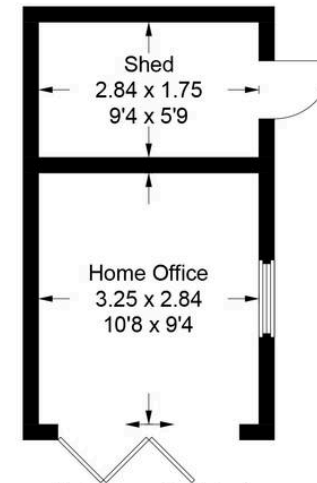




Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

29 Shepherds Lane

Approximate Gross Internal Area

Ground Floor = 39.6 sq m / 426 sq ft

First Floor = 26.5 sq m / 285 sq ft

Home Office / Shed = 14.2 sq m / 153 sq ft

Total = 80.3 sq m / 864 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/

