



29 Meadow Lane, Beaconsfield - HP9 1AL

In Excess of £950,000

**TR** TIM RUSS  
& Company





## 29 Meadow Lane

Beaconsfield, Beaconsfield

- BUILDING WARRANTY UNTIL FEB 2029
- PRIVATE ROAD CLOSE TO NEW & OLD TOWN
- UNDERFLOOR HEATING IN HIGH SPECIFICATION
- STUNNING KITCHEN/DINING/FAMILY ROOM OPENING TO GARDEN
- LOVELY SPACIOUS SITTING ROOM
- LARGE MASTER BEDROOM SUITE
- POTENTIAL FOR TEENAGERS PAD / AU PAIRS SUITE
- IMMACULATE ADAPTABLE QUALITY & CONVENIENCE
- POPULAR SCHOOL CATCHMENT WALKING DISTANCE
- EASY WALK TO MARYLEBONE BOUND RAIL STATION
- AMPLE DRIVEWAY PARKING
- NO ONWARD CHAIN

The town and shops are within walking distance which includes Waitrose, Sainsbury's, Marks & Spencer Simply Food plus a good selection of specialist shops, cafes, bars and restaurants. The mainline train station has services to London Marylebone (from 23 minutes). With one mile is Junction 2 of the M40 which gives access to London and the M25 network. Sporting facilities include rugby, cricket a number of golf clubs and squash and badminton clubs.





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Beaconsfield, Beaconsfield

Available with no chain is this superbly presented and conveniently positioned five year old semi detached home built to a high specification.

The ground floor features a generous turning hall which accesses a front facing bright living room of spacious design, a utility room, cloakroom and fantastic bespoke open kitchen/dining/family room that is beautifully fitted and gives access to the garden by bi-folding doors.

On the first floor off the spacious landing, there is a generous sized Master bedroom suite, and two further bedrooms (all three with fitted wardrobes) and luxury family bathroom.

On the second floor there are two further bedrooms, the fifth being an ideal study & a shower room.

The fittings, decor and floor coverings are tasteful throughout with a high specification including Cat 5 wiring throughout, concrete floors with gas fired underfloor heating on ground and first floors, oak veneer doors, ornate ceiling cornice, 'Heritage' sash windows and luxury vinyl floor tiling.


Council Tax band: G

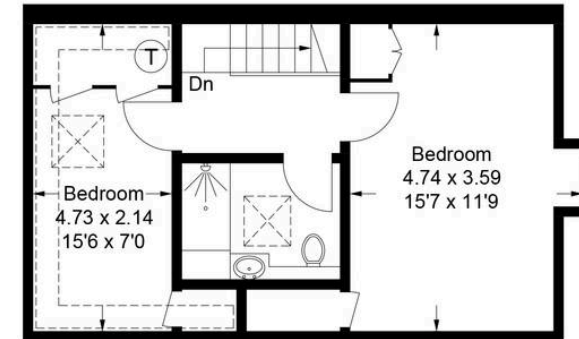
Tenure: Freehold

EPC Energy Efficiency Rating: B

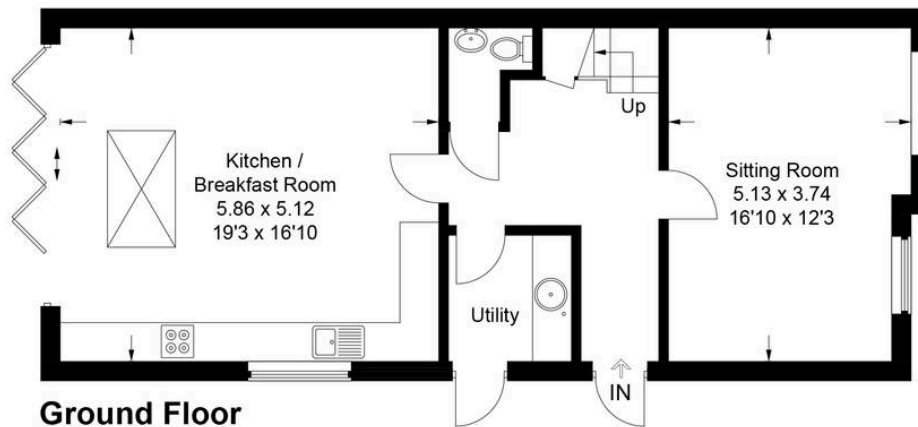
EPC Environmental Impact Rating: B



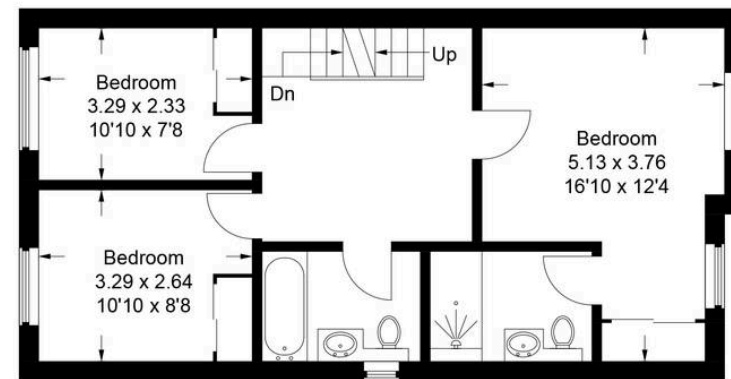
 = Reduced headroom below 1.5m / 5'0"



**Second Floor**



**Ground Floor**



**First Floor**

## 29 Meadow Lane

Approximate Gross Internal Area

Ground Floor = 67.8 sq m / 730 sq ft

First Floor = 53.8 sq m / 579 sq ft

Second Floor = 38.6 sq m / 415 sq ft

Total = 160.2 sq m / 1,724 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.

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