



93 Shepherds Lane, Beaconsfield - HP9 2DU
£735,000

 **TIM RUSS**
& Company



93 Shepherds Lane

Beaconsfield

- Beautifully Restored Period Property
- Recently Refitted Kitchen & Bathrooms
- Three Bedrooms & Two Bathrooms
- Close To Old Beaconsfield Centre
- Private Rear Garden
- Off Road Parking For Two Cars

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).

A recently refurbished period property, conveniently situated only a short distance from the historical Beaconsfield Old town centre.



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This delightful home has been restored in recent years with the benefits of rewiring, plumbing, re-plastering and superbly refitted kitchen and bathrooms, still retaining some period features including cast iron fireplaces and door furniture. Traditional style radiators are downstairs and the recently fitted windows and doors are double glazed. The kitchen/dining room is undoubtedly a fine feature of the property, a triple aspect room with Oak flooring and French doors opening to the rear garden. A comprehensive range of units with solid Oak worktops and a selection of high quality integrated appliances. There is ample space for a dining room table providing an ideal family/entertaining area. Just off the kitchen is a useful cloakroom, which is so rarely found in a period property.

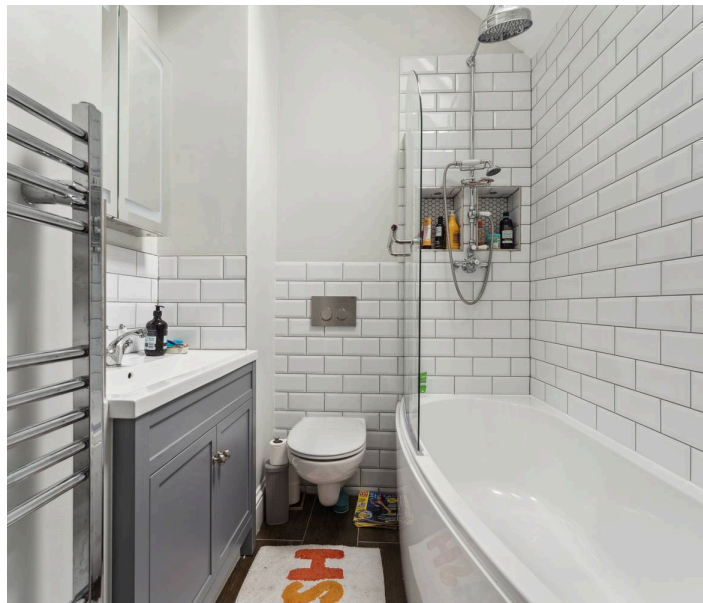
The first floor landing has an impressive vaulted ceiling with exposed brickwork, bedroom 1 and 2 also feature a vaulted ceiling, bedroom 1 is served by a en-suite bathroom with bedrooms 2 and 3 served by a shower room. To the front is a driveway providing parking for two cars. The rear garden is fully enclosed laid mainly to lawn incorporating an Indian sandstone patio area.

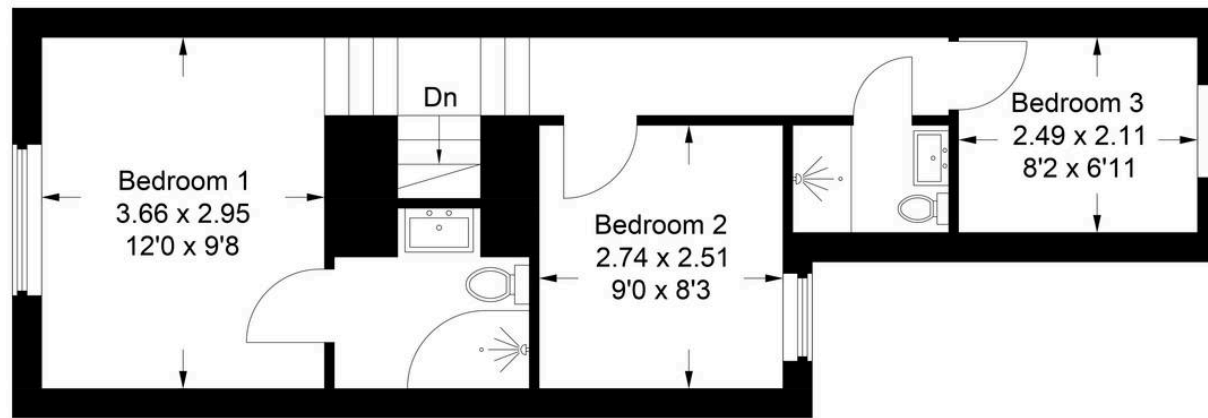
Council Tax band: D

Tenure: Freehold

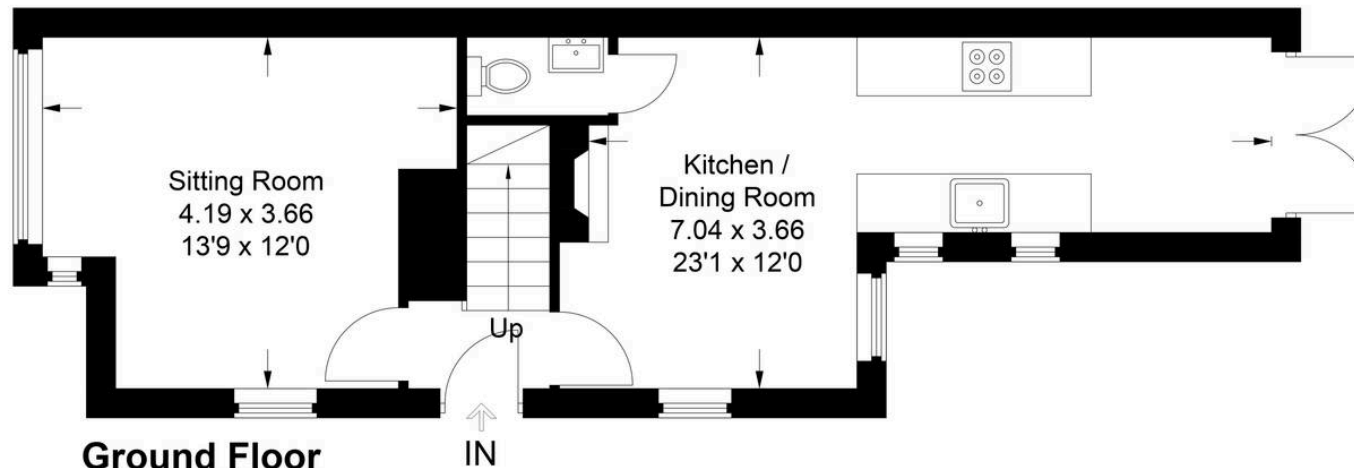
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





First Floor



Ground Floor

93 Shepherds Lane

Approximate Gross Internal Area
 Ground Floor = 37.9 sq m / 408 sq ft
 First Floor = 35.9 sq m / 386 sq ft
 Total = 73.8 sq m / 794 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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