



77 Candlemas Mead, Beaconsfield - HP9 1AR
£700,000

TIM RUSS
& Company



77 Candlemas Mead

Beaconsfield,

- Situated close to both the new and old town of Beaconsfield
- Good size South facing garden
- Three good size bedrooms
- Newly fitted bathroom
- Garden office
- Off street parking for four cars
- Potential for extension subject to planning permission
- In catchment area for primary schools

Candlemas Mead is approximately 0.8 miles from Beaconsfield train station and New Town which offers an excellent range of restaurants and cafes plus shops for day to day needs including Waitrose, Sainsbury's and a Marks & Spencer Simply Food. In addition excellent public tennis courts and a library are within walking distance. Chiltern Railways operate a frequent service into Marylebone (approximately 25 minutes) and J2 of the M40 is a short drive away giving access to London, Birmingham and the M25 Network. The area is well known for its excellent schooling and the retention of the grammar school system. The highly regarded St Mary's & All Saints primary school is within a short level walk of the property.



77 Candlemas Mead

Beaconsfield,

A wonderful three bedroom family home close to the centre of Beaconsfield and station.

This spacious three-bedroom semi-detached property offers fantastic family living in a prime Beaconsfield location, close to both the new and old town. The home features a large, newly laid driveway with space for up to four cars. Inside, you'll find a welcoming living room, cosy dining room, and a bright conservatory. There is also a handy cloakroom. The practical kitchen offers plenty of space for everyday living and it leads to a separate utility room which is plumbed for a sink, washing machine and dryer, with a convenient store room next door.

Upstairs boasts three good-sized bedrooms, two of which have been fitted with high gloss wood flooring. The modern bathroom has a fresh and airy feel and has been finished to a high standard. Outside, there is a generous south-facing garden complete with a garden office which is perfect for working from home. This property combines practicality with charm and is ideal for family living and entertaining.

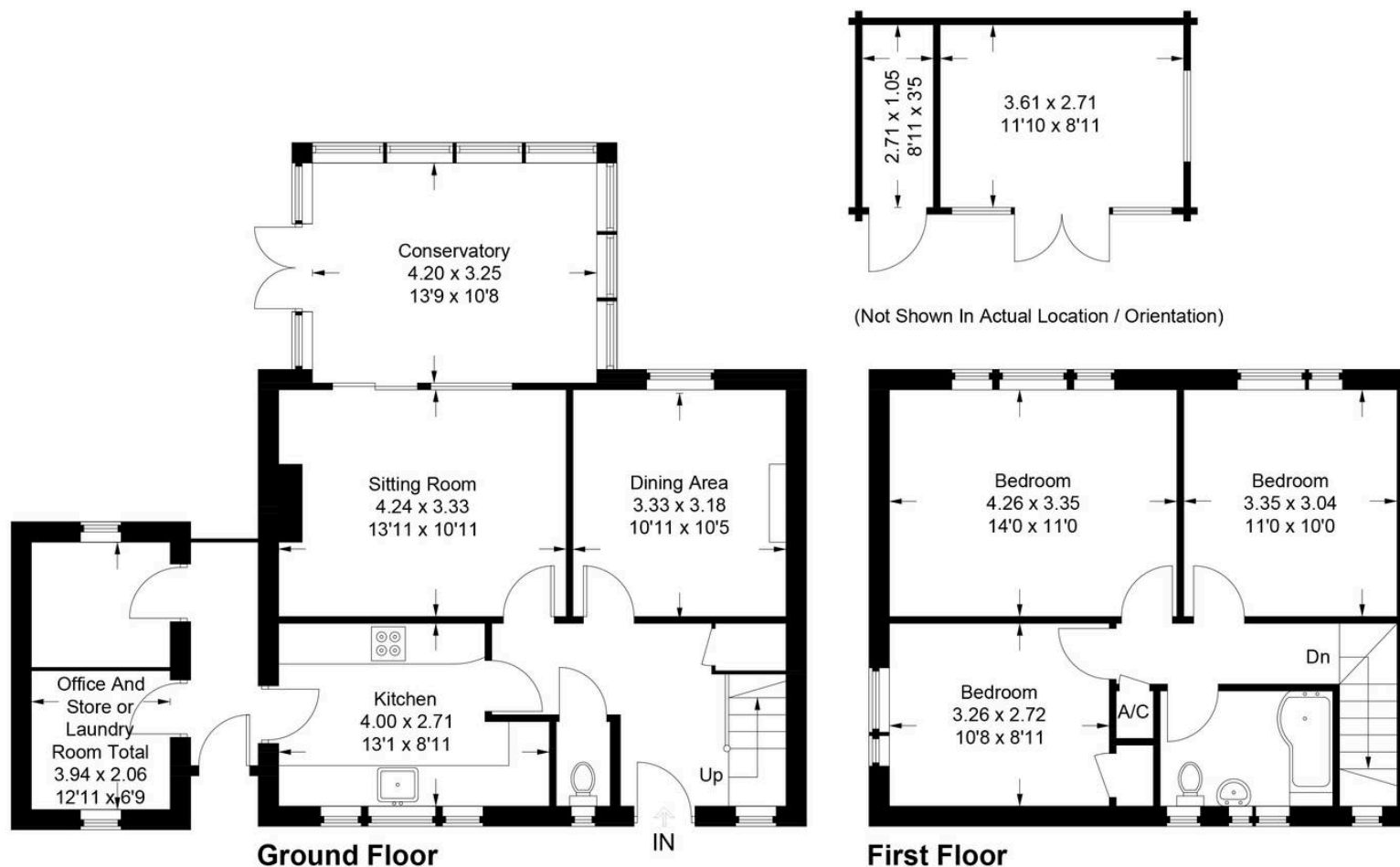
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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Approximate Gross Internal Area = 114 sq m / 1,227 sq ft
 Outbuilding = 12.8 sq m / 138 sq ft
 Total = 126.8 sq m / 1,365 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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