



Gregories Road
Beaconsfield, Buckinghamshire

TIM RUSS
& COMPANY



35 Gregories Road
Beaconsfield
Buckinghamshire HP9 1HH

- MODERN STYLE END TERRACE HOME
- PART OF DOVE COURT DEVELOPMENT FOR THE OVER 55's
- CENTRAL BEACONFIELD LOCATION
- ATTRACTIVE SOUTH FACING CORNER PLOT

£825,000

Freehold



The Property

An excellent opportunity to purchase a three bedroom modern-style semi-detached home, occupying a convenient position on the front of the popular Dove Court development for the over 55's. The location is level walking distance to the multiple amenities available in Beaconsfield New Town.

On the ground floor the property offers spacious accommodation comprising in brief: entrance hall with turning stairs to first floor, cloakroom, kitchen/breakfast room with appliances, living/dining room with fireplace and patio doors to conservatory which overlooks and accesses the garden.

On the first floor the master bedroom suite features a dressing area and en-suite bathroom and there are two further bedrooms served by the main bathroom

Outside

The gardens are an attractive feature of the property enjoying a southerly aspect. There is a paved patio with the remainder of the garden laid to lawn with flower beds and shrubs, enclosed by fencing. A door connects to the single garage which has parking in front and is accessed to the rear of the house. A side access gate leads to the front lawned garden.



Location

Gregories Road is a popular residential road within a few hundred yards of the centre of Beaconsfield New Town which offers a comprehensive range of shops for day-to-day needs including Waitrose, Sainsburys and a Marks & Spencer Simply Food plus a selection of cafes and restaurants.

There is also a library and main line train station with services to London Marylebone (25 minutes approximately). Beaconsfield Old Town has many restaurants and public houses.

The M40 (Junction 2) is a short drive away giving access to London, Oxford, Birmingham and the M25 network.

The county is well served with sporting facilities including numerous golf, rugby and cricket clubs and leisure facilities.

Directions

From our office and at the twin mini roundabouts, turn into Gregories Road and number 35 will be found on the left-hand side just before the main entrance to Dove Court. There is vehicular access to the rear of number 35 where there is parking in front of its garage at the rear of the plot.



Viewings

Strictly by appointment only.

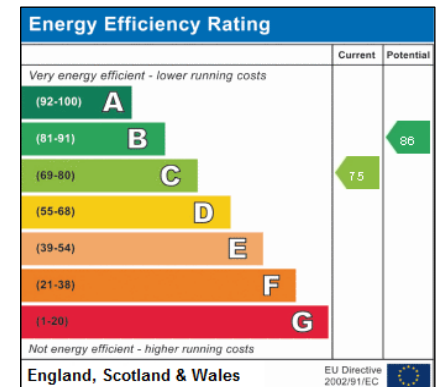
Solicitors/Mortgage Advice

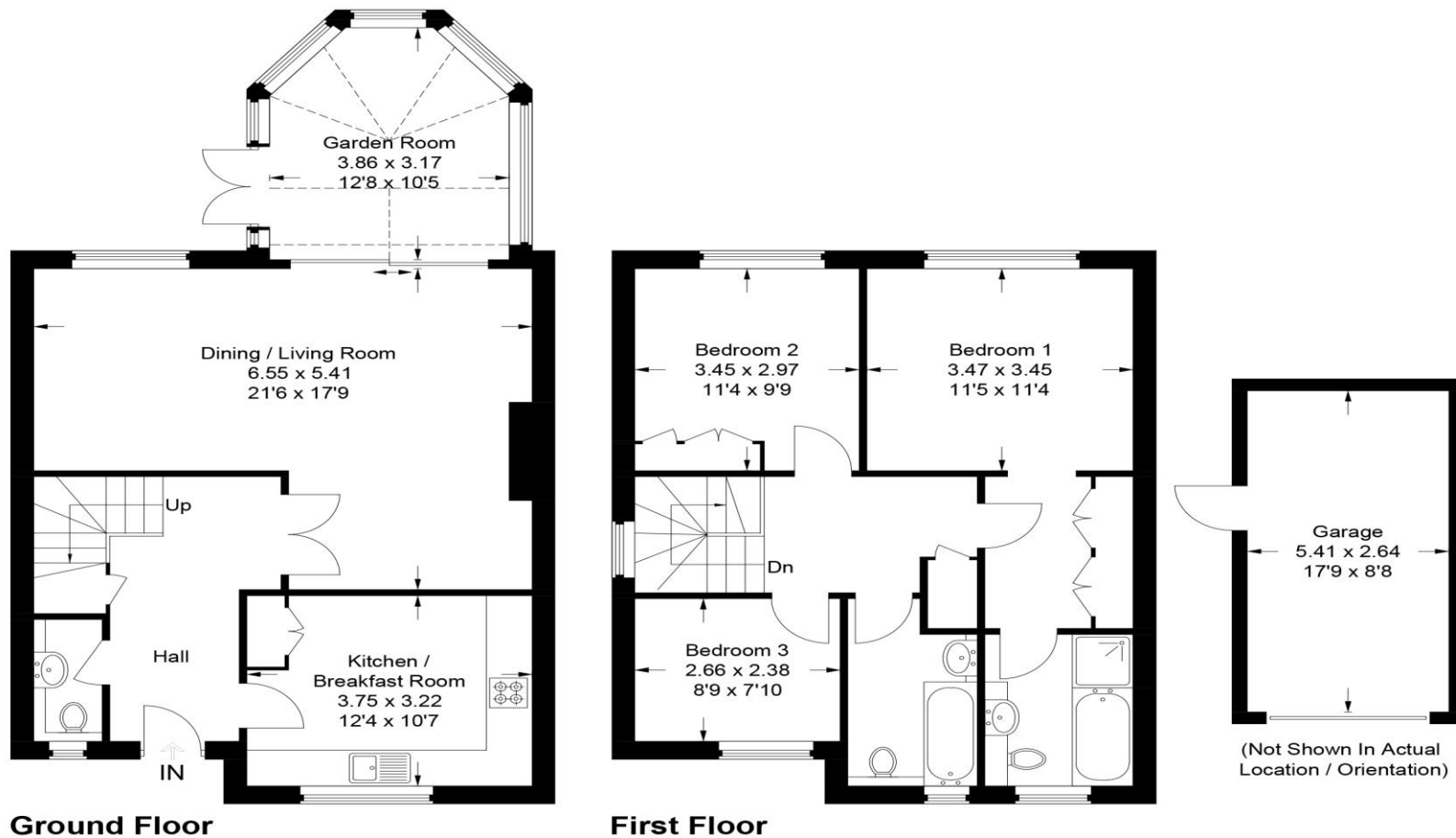
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisors and solicitors.

E.P.C Rating C

Council Tax Band G

Ref: 22/8085





35 Gregories Road

Approximate Gross Internal Area = 135.91 sq m / 1,463 sq ft
(Including Garage)

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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