



**136 Cherry Tree Road**

Beaconsfield

Guide Price **£995,000**





## 136 Cherry Tree Road

Beaconsfield

Welcome to 136 Cherry Tree Road, a beautifully updated and extended family home offering spacious, open-plan living in a sought-after residential area. With further potential for enhancement, this property is perfectly suited to modern family life. It is conveniently located within walking distance of the highly regarded Holtspur Primary School, making it an ideal choice for families.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- 4 Bedrooms
- 3 Bathrooms
- Planning Permission Granted To Extend Further
- Completely Refurbished
- Open Plan Living
- Garage
- Catchment For Excellent Schools
- Quiet Residential Street
- Easy Access To Beaconsfield Old & New Town





## Property Overview

This immaculately presented home has been thoughtfully refurbished by the current owners to create a bright and contemporary living space. The open-plan layout is designed for easy living and entertaining, with plenty of natural light throughout.

As you step inside, a welcoming porch leads to an entrance hall, where you'll find access to a cloakroom. The sitting room at the front of the home features a charming bay window, blending traditional character with modern comfort. The heart of the home is the stunning open-plan kitchen and dining area, complete with an island and bar seating. Bi-fold doors seamlessly connect this space to the garden, making it perfect for hosting guests or enjoying family time.

## Bedrooms and Bathrooms

The first floor offers three well-proportioned bedrooms and a family bathroom, all accessed from the central landing. The primary bedroom boasts views over the garden, along with a dressing area and an en-suite shower room for added luxury. Bedroom two enjoys the charm of a bay window with views of the front, while bedroom three offers serene garden views. The second floor provides a fourth bedroom, complete with its own en-suite shower room, making it a perfect guest suite or teenager's retreat.



## **Gardens and Grounds**

Outside, the property benefits from ample off-street parking and a garage at the front. The generous rear garden is mainly laid to lawn and is well-screened with mature hedging and fencing for privacy. A large patio area provides an excellent space for al fresco dining and summer entertaining.

## **Additional Information**

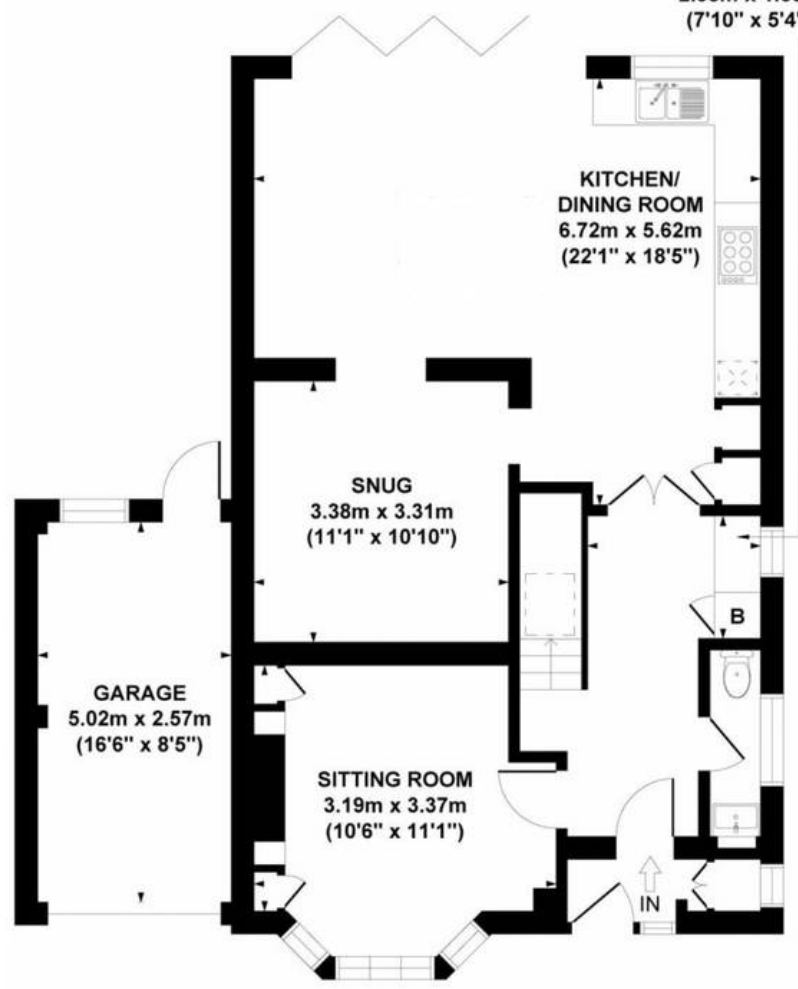
Planning permission was granted in May 2023 for a single-storey rear extension, porch extension, new pedestrian access and changes to the existing fenestration, offering exciting potential for further development and customisation. These approved plans allow for even more flexible living space, perfect for growing families or those seeking to add value to their home.

## **Location**

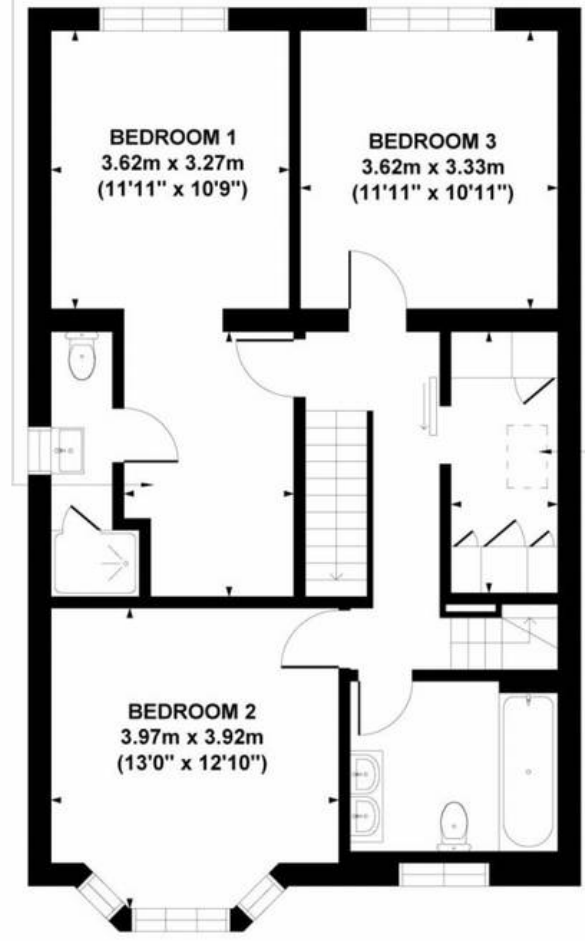
Cherry Tree Road is a popular residential street, ideally situated between Beaconsfield's Old and New Towns. The highly regarded Holtspur Primary School is just a short walk away, adding to the appeal of this prime location for families. The nearby New and Old Towns of Beaconsfield offer a fantastic range of amenities, including high-end restaurants, shops, and supermarkets like Marks & Spencer, Waitrose, and Sainsbury's. For commuters, Beaconsfield Railway Station, located in the New Town, provides a direct service to London Marylebone in just 23 minutes via the Chiltern Line. Additionally, Junction 2 of the M40 is approximately 1.5 miles away, offering quick access to the M25 and the national motorway network, including London's major airports.



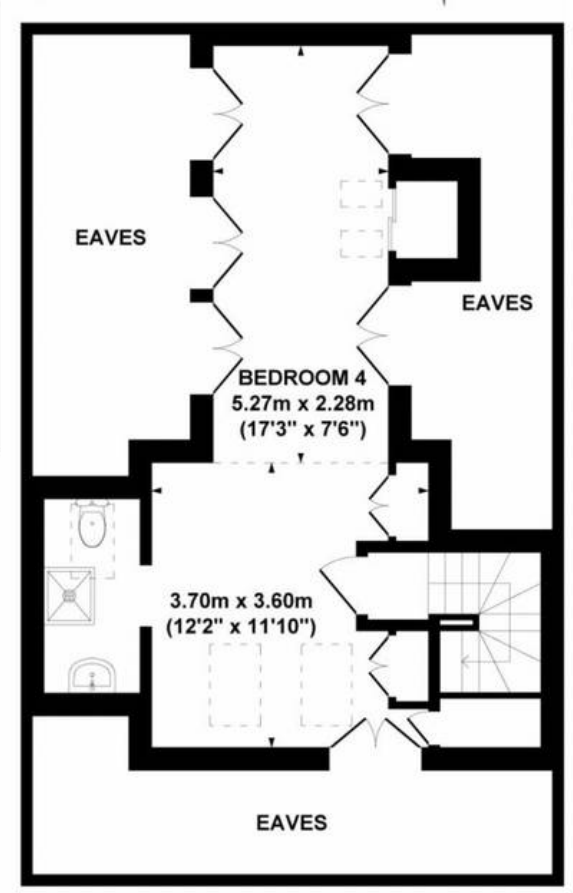
2.38m x 1.63m (7'10" x 5'4")  
3.48m x 2.36m (11'5" x 7'9")  
UTILITY  
3.25m x 1.40m (10'8" x 4'7")



**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 86 SQ M



**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 72 SQ M



**SECOND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 34 SQ M

**CHERRY TREE ROAD, BEACONSFIELD, HP9 1BD**  
**APPROX. GROSS INTERNAL FLOOR AREA 192 SQ M / 2067 SQ FT**  
**(INCLUDING GARAGE)**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE



## Domus Partners

Rear of 55, Packhorse Road, Gerrards Cross – SL9 8PE

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