



29 Amersham Road, Beaconsfield - HP9 2HA

Guide Price £1,000,000

 **TIM RUSS**
& Company



29 Amersham Road

Beaconsfield,

- A superbly Presented Detached Family Home
- Four Bedrooms & Two Bathrooms
- Light & Airy Lounge/Dining Room
- Two Further Reception Rooms Plus Conservatory
- A Beautifully Presented Kitchen
- Excellent Size West Facing Rear Garden
- Ample Parking Facilities To The Front
- Conveniently Situated To Both Old & New Town

The best of both worlds - Being situated between the Old Town and the New Town of Beaconsfield allows the property to benefit from the diversity of the shops, amenities and restaurants on offer in each of the towns, fantastic access for an evening's entertainment 5 minutes' walk away (0.3 miles). Beaconsfield train station is 0.9 distance providing a direct link to London Marylebone with the shortest journey taking approximately 23 minutes, ideal for anyone commuting. Further links to London are available via the M40 and M25, also providing access to other motorway networks and several London airports. Furthermore Beaconsfield is renowned for Grammar Schools catchment - as well as state and private.



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Beaconsfield,

A delightful and extremely well presented four bedroom detached family home conveniently situated for both the New Town, with its extensive range of amenities and train station with links to London (Marylebone) and the historic Old Town and M40 motorway links.

The property is set back from the road, approached via a long drive providing ample parking facilities. In brief the accommodation comprises an entrance hall with cloakroom and stairs rising to the first floor, a generous light and airy lounge/dining room with feature fireplace and access to a useful conservatory that overlooks the very pleasant garden. The kitchen is extensively fitted with an excellent range of wall and base units plus utility/pantry, two further reception rooms provide an excellent choice for a family room/snug and a study which is so often sought after.

On the first floor are four good size bedrooms served by two beautifully fitted bathrooms, whilst outside the rear garden enjoys a westerly aspect and has been extremely well maintained with an extensive area of lawn with flower bed borders and enclosed by fencing.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





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Approximate Gross Internal Area
 Ground Floor = 88.2 sq m / 949 sq ft
 First Floor = 74.6 sq m / 803 sq ft
 Total = 162.8 sq m / 1,752 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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