



37 Rowan Close, Beaconsfield - HP9 1BE

Offers Over £400,000

 **TIM RUSS**
& Company



37 Rowan Close

Beaconsfield

- Two Bedrooms
- No Onward Chain
- Living Room
- Kitchen
- Bathroom
- Garden

Rowan Close is on the westerly edge of the picturesque town of Beaconsfield with its comprehensive range of restaurants and shops. There are also local shops within easy walking distance and beautiful countryside walks within the Holtspur nature reserve. It is well served by road and rail links with Beaconsfield station at approximately 1.3 miles taking you into London in a journey time from 22 minutes. The M40 provides fast access to the M25, Heathrow and London.

The area is well regarded for its excellent grammar schooling including the ever-popular Royal Grammar, John Hampden and Beaconsfield High Schools. The popular catchment school, Holtspur Primary is within walking distance at approximately 0.3 mile away.



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Offered with no onward chain, this two bedroom terraced house is a solid, well-balanced home that has been recently improved.

Inside, the living room is a comfortable, light-filled space that feels easy to settle into. The kitchen sits to the rear, neatly laid out with good storage and worktop space, well suited to everyday cooking and relaxed meals at home.

Upstairs, there are two well-proportioned bedrooms and a modern bathroom. The layout works well and makes sensible use of the space, giving the house a practical, straightforward feel.

Outside, the rear garden is a real bonus. Generous in size and mainly laid to lawn, it also includes a patio area for sitting out in warmer months.

Set in a popular residential area, the house is well placed for local amenities, schools and transport links. It's a comfortable, well-kept home that offers a good balance of indoor space and outdoor room, with no chain to slow things down.

Council Tax band: D

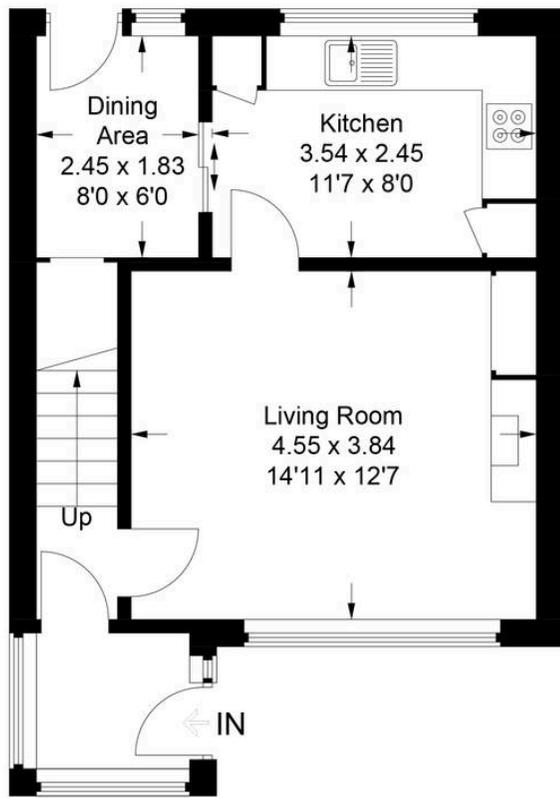
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

37 Rowan Close

Approximate Gross Internal Area
Ground Floor = 38.8 sq m / 418 sq ft
First Floor = 40.0 sq m / 430 sq ft
Total = 78.8 sq m / 848 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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