



Orchard Close, Beaconsfield - HP9 1TN  
£475,000

 **TIM RUSS**  
& Company



## Orchard Close

Beaconsfield

- Modern Bungalow
- Convenient location, walking distance to train, shops and restaurants
- Newly renovated
- South facing garden with shed
- One allocated parking space plus visitor parking
- No onward chain
- Up to date Gas and Electrical certificates

Orchard Close is situated within a few hundred yards of the heart of Beaconsfield New Town which offers an excellent range of shops for day-to-day needs including Waitrose, Sainsburys and a Marks & Spencers Food Hall. There is also a library, doctors surgery and a main line train service to Marylebone (25 minutes approximately). The M40 (Junction 2) is a short drive away giving access to London, Oxford, Birmingham and the M25 network.



# Orchard Close

## Beaconsfield

Modern bungalow that has recently been renovated in a convenient location.

This recently **renovated modern bungalow** offers stylish, low-maintenance living just a short stroll from the town centre. Featuring **two light and airy bedrooms, with a good size living room that has patio doors leading to the garden.** There is also a newly fitted bathroom, new boiler, new flooring and blinds throughout. The home is perfect for downsizers, investment buyers or as a retirement property.

The **south-facing garden** comes complete with a handy shed for extra storage. This home also benefits from **one allocated parking space** and is offered with **no onward chain.**

Note: There is an oak tree with TPO on site. In good health and recently maintained.

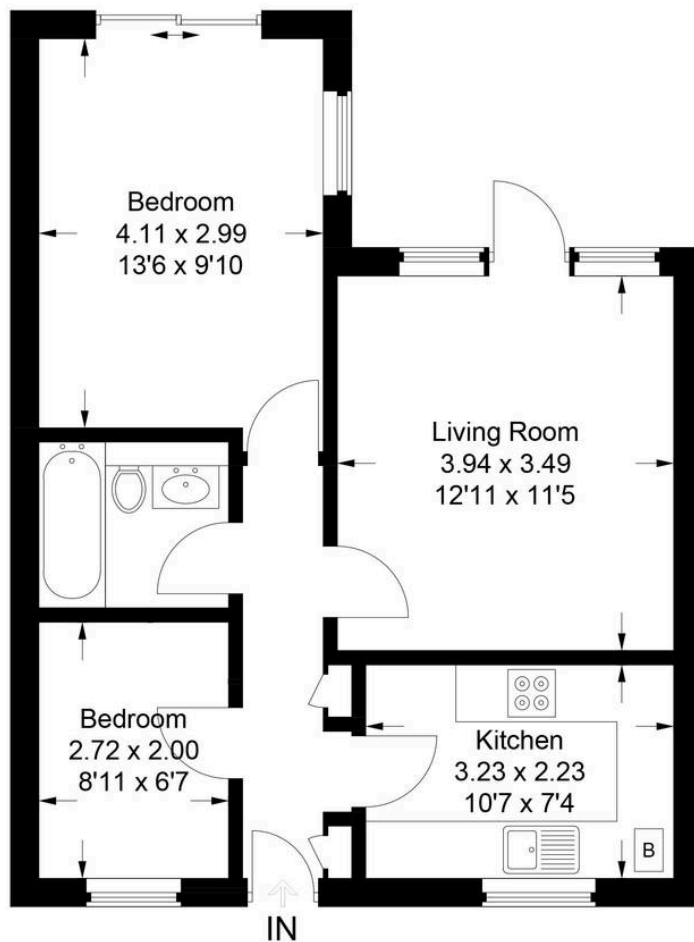
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





## 14 Orchard Close

Approximate Gross Internal Area = 50.5 sq m / 543 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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## Tim Russ and Company

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