



9 Horseshoe Crescent, Beaconsfield - HP9 1LJ
£625,000

 **TIM RUSS**
& Company



9 Horseshoe Crescent

Beaconsfield

- Excellent Old Town Location
- Garden Office
- Three Bedrooms
- Modern Kitchen/Diner
- Garage
- Garden
- Family Bathroom
- Living Room

Horseshoe Crescent comprises various housing styles and is situated just off Aylesbury End in part of the Old Town where there is a wide variety of restaurants, pubs and boutique style shops.

Butlers Court School, Beaconsfield High School for Girls and Beaconsfield Secondary School are all within a few hundred yards putting the property in an ideal location.

Beaconsfield New Town offers more comprehensive shopping facilities plus a selection of cafes and restaurants. The main line train station has services to London Marylebone (25 minutes approximately).

Access to the M40 can be gained after a little over a mile for good road connections to London, Birmingham, Oxford and the M25.

In addition Beaconsfield offers numerous sporting facilities for squash, tennis, golf, cricket, rugby, football, swimming and gyms.



9 Horseshoe Crescent

Beaconsfield

Quietly tucked away in Beaconsfield Old Town, this homely property offers spacious accommodation, a large garden, modern kitchen/diner, garden office and garage, close to shops and schools.

Tucked away along a quiet cul-de-sac in the heart of Beaconsfield Old Town, Wisteria Cottage enjoys a peaceful yet highly convenient setting. Schools, shops, pubs and restaurants are all close at hand, while the position feels pleasantly private.

The main highlights, in addition to the spacious accommodation, include the large garden, recently fitted kitchen/diner, garden office and garage. The house has a genuinely homely feel, with comfortable, well-proportioned rooms that flow easily from one to the next.

A welcoming sitting room with a fireplace leads through to a flexible study area and on to a kitchen/diner that opens straight onto the garden, while upstairs the bedrooms feel calm and practical. Outside, the private garden, nearby garage and open lawned setting complete a home that feels easy to settle into and enjoy.

Council Tax band: E

Tenure: Freehold

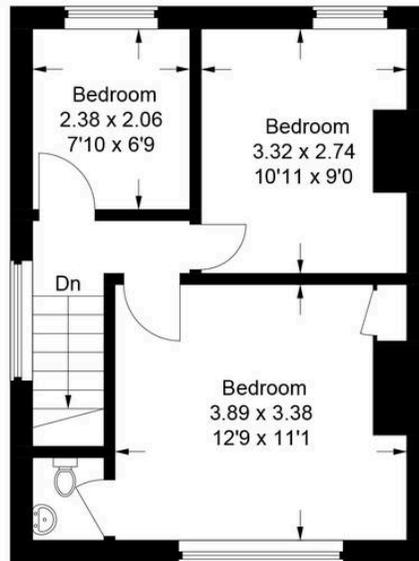
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

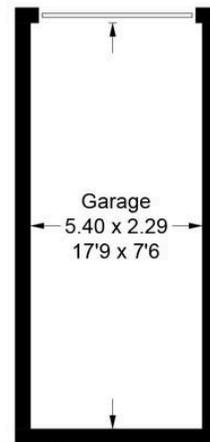




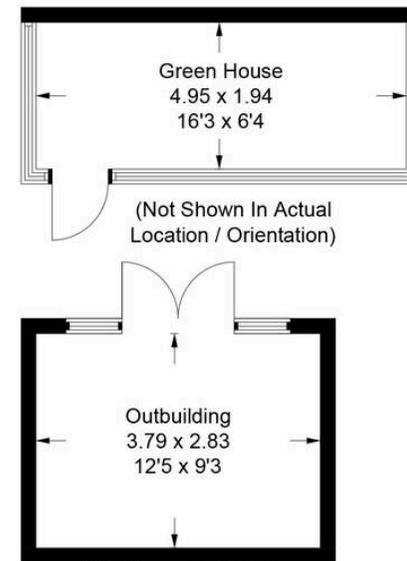
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area
 Ground Floor = 50.6 sq m / 545 sq ft
 First Floor = 34.0 sq m / 366 sq ft
 Outbuildings = 32.9 sq m / 354 sq ft (Including Garage)
 Total = 117.5 sq m / 1,265 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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